

PLAN FOR AIR CENTER HERE FINDS FAVOR

General Menoher Investigates Proposal To Convert Government Island Into Central Depot For West Coast

Recommendation of Project Is Expected: Chambers of Commerce of Eastbay Will Co-Operate For Its Success

Prospects that Government Island will be made into the leading airport of the Pacific Coast under Government auspices and control are contained in a wire received today from Joseph E. Cairne, managing director of the Oakland Chamber of Commerce, from Washington. It was sent by Cairne on the eve of his departure for Oakland.

"Major General Charles T. Menoher, chief of the air service," Cairne said, "has just ordered a full investigation of conditions at Government Island with a view to taking over the property for an aviation station and landing field."

"General Menoher is intensely interested in the project of establishing a great aviation field on the island and thinks there is little doubt that the government will accept the proposition submitted by the committee on aeronautics."

MEETING IS CALLED TO FURTHER PROJECT.

Immediately on receipt of this information, H. C. Allen, chairman of the committee on aeronautics, planned to call the committee together to offer every co-operation to the government. The committee some time ago made a preliminary survey of the island and the conditions under which it was leased to the government for a concrete ship-building plant.

With Major Reed Chambers of the Durant Aircraft corporation, the committee prepared data and secured from the major an air map, which was forwarded to Washington. Managing Director Cairne said the committee will continue its efforts and just before starting for home obtained the statement from General Menoher.

In the move to turn the island into an aviation station, the Alameda Chamber of Commerce has had a leading part through its harbor committee.

ISLAND UNDER LEASE TO SHIPPING BOARD.

Government Island is under lease to the United States Shipping Board for twenty-five years as a ship-building plant. Not long ago, the concrete vessel is no longer needed, the government wants to give up the property for some good use.

It is now believed that the Shipping Board will turn over its lease to the War Department, which will develop the property as an airport. Experts declare its facilities in this respect are among the best in the United States. They say that the other large city in the country has so large an area for an airfield situated in its heart. Air mail, if landed on the island, would only require a few minutes' ride to San Francisco and but twenty minutes from the Oakland postoffice.

NATIONAL SYSTEM OF AIRWAYS IS PLANNED.

WASHINGTON, May 31.—Air service officers, headed by Brigadier General William Mitchell, today launched a campaign to centralize air service and the establishment of a national system of airways which they believe is necessary if aviation is to be properly developed. Mitchell said that the frequent crashes which resulted in the death of seven at Indian Head, Md., last Saturday, avoided.

Mitchell has mapped out a proposed system of airways which he believes will meet all present requirements. It provides for five main air routes and a number of secondary routes, with airports and landing fields at frequent intervals along them. Four of the main air ways parallel the boundaries of the United States, while the fifth crosses the continent about midway between the northern and southern boundaries.

The proposed air way along the Pacific Coast extends from Seattle to San Diego with fully equipped landing fields at frequent intervals. The route follows the coast through Portland, Eugene, Ashland, Redding, San Francisco, Merced, Fresno, Bakersfield and Los Angeles. The eastern route reaches from Portland, Maine, to Key West, Fla. The southern route runs along the Mexican border from San Diego to Brownsville, with numerous intermediate stations, thence to San Antonio, Galveston and along the Gulf coast to New Orleans, Montgomery and Savannah.

"Big Business" Profits Discussed By Cabinet

BY INTERNATIONAL NEWS SERVICE LEASED WIRE TO TRIBUNE.

WASHINGTON, May 31.—President Harding and his cabinet discussed for two hours today the railroad situation and the tendency of certain big business organizations to take advantage of conditions that have grown out of the war to maintain high prices.

There is a grave question in the minds of President Harding and his cabinet as to whether the combination of some of these organizations do not constitute combinations in restraint of trade and so become liable under the anti-trust laws.

Japanese Prince Arrives in Paris

BY INTERNATIONAL NEWS SERVICE LEASED WIRE TO TRIBUNE.

PARIS, May 31.—The Crown Prince of Japan arrived here today from England, and will spend three weeks in his visit to Paris and the world war battlefields. He will be officially received by President Millerand tomorrow.

Romance Over

MRS. BEATRICE GERBERDING-GILDERSLEEVE, former campus tennis champion, who has divorced her husband, a college athlete and fellow-classman.



Former U. C. Girl Tennis Star Gets Divorce, Alimony

Beatrice Gerberding Gildersleeve Charges Mate With Cruelty.

The ending of a University of California romance which resulted, in June, 1918, with an elaborate wedding which united Miss Beatrice Gerberding, prominent tennis star, and Carlton C. Gildersleeve, college athlete and member of a prominent Napa family, had its setting today in the Superior Court in San Francisco, when the now Mrs. Gildersleeve was granted a divorce, the custody of an 18-month-old baby and \$50 a month alimony.

Testimony that her husband broke in the panel of her bedroom door, behind which she had sought a place where she might weep in solitude, and that the panel struck her in the face, causing bodily injury, was introduced by the plaintiff.

DAUGHTER OF S. F. CLUB WOMAN.

Mrs. Gildersleeve is the daughter of Mrs. Elizabeth Gerberding, a prominent San Francisco social and club woman. Her husband is a contractor of Fresno and was a lieutenant overseas during the war. Until the separation a few weeks ago the couple resided at 2376 Green street.

The charge that her husband broke in her bedroom door was the only allegation of cruelty introduced by the plaintiff. She said, in the witness stand, that she and her husband frequently quarreled.

Mrs. Gildersleeve, before her marriage, was tennis captain of the 1918 graduate class of the University of California, the class of which her husband was also a member. She was a member of the varsity all-star tennis team and women's tennis manager of the university. She is a member of the Chi Omega society.

MARRIAGE FOLLOWED THEIR GRADUATION.

Gildersleeve, a former University of California football player, graduated today to Buster Keaton, screen comedian. Miss Talmadge is the youngest of the Talmadge trio, which includes Norma and Constance.

Mrs. Keaton will retire from work in the films. Keaton, who gave the name of Joseph Frank, will return to studio work immediately. The couple had not seen each other for two years until Keaton came East, and became engaged by telegraph. Keaton has just recovered from a painful injury sustained in screen work.

Posse Is Fired On By Escaped Convict

BY ASSOCIATED PRESS LEASED WIRE TO TRIBUNE.

GLOBE, Ark., May 31.—"Red Whiskers" Burnett, escaped convict, who has eluded posse made up of sheriffs' deputies and cowboys for the past two days following the murder of Mariona Teague, opened fire on a posse of cowboys early this morning in the vicinity of the Bar S ranch, twenty-five miles from here.

Some of the cowboys was hit. The cowboys returned the fire without effect, and new vigor is being added to the chase.

The country in this vicinity is extremely hilly and rugged, making the fugitive's capture more difficult.

SHIP STRIKE RIOT CAUSES FIVE ARRESTS

Auto Containing Eight Men Attacked By Mob of Alleged Seamen's Sympathizers and Chauffeur Is Badly Beaten

Hope of Final Settlement of Controversy Is Expressed At Washington; Agreement Nearer on Wage Reduction

SAN FRANCISCO, May 31.—Rioting on lower Market street in front of the offices of the Matson Navigation company this morning resulted in the beating of several alleged strike-breakers and one chauffeur and the arrest of five men, all of whom are charged with assault to do great bodily harm. Captain of Police D. J. Herlihy, who was later taken into custody and disarming the crowd.

The only person sufficiently hurt to seek medical treatment was Thomas Colleen, 142 Taylor street, chauffeur for the Matson company, who, suffered severe lacerations of the face, head and scalp.

AUTO ATTACKED BY STRIKE SYMPATHIZERS.

The police said that Colleen was driving a machine in which were eight alleged strike-breakers. At California, Drum and Market streets, the police saw a mob of men, some of whom were armed with clubs and stones, and they charged the automobile. Patrolman Flood, who was nearby, attempted to stem the tide and a riot call was sent to the Harbor station, one block distant. The mob, which numbered about 200 men, Captain Herlihy, who was passing, took a hand and the disturbance was soon under control. Those taken into custody were: James Bernheimer, Gustav Handson, Ragnar Bjorquist, Cornelius Shikham and John Robergen. Two charges of assault to do great bodily harm were preferred against Colleen and one against the others arrested.

Colleen figured in a previous riot on May 9 at the beginning of the strike, during which he fired his revolver at two alleged strikers. He was arrested on two felony charges—the carrying of concealed weapons and assault with a deadly weapon.

AWAIT RESULT OF VOTE.

With practically no change reported in the maritime strike situation here today, officials of the United States Shipping Board scheduled national labor chiefs to announce the result of the vote taken Saturday by which peace proposals were said to have been rejected. On Tuesday the decision of the engineering action of other marine unions, it was reported.

Tomorrow in Judge Van Fleet's court in San Francisco argument is expected to be heard on the restraining order secured by local officials of the shipping board prohibiting pickets of members of the striking unions from interfering with government owned craft.

Steamship operators continued today to secure non-union crews and preparing steamers for departure.

HOPE EXPRESSED FOR LASTING AGREEMENT.

WASHINGTON, May 31.—Hope for a lasting settlement of the strike between the government and seamen was expressed today by officials of the labor department.

Secretary of Labor Davis this afternoon was to confer with committee of strikers, Admiral Benson of the United States Shipping Board and representatives of private vessel owners.

The strike committee and Benson have practically reached agreement on a 15 per cent wage reduction, but the private vessel owners thus far have refused to go in. Strike officials today were preparing to sign with Admiral Benson and arrange a date for return to work.

Some insurgents in the rank and file, however, may prevent a settlement because of their refusal to accept the wage reduction.

SOME LOCALS OPPOSE ACCEPTANCE OF TERMS.

SEATTLE, May 31.—Although marine engineers of Seattle have voted to accept the latest terms of the Shipping Board with a view to ending the strike, the unionists' sentiment is not unanimous throughout the country, according to reports this morning. The other locals of the union are said to be strongly opposed to acceptance of the terms.

After a false start, when she had to be towed back on account of engine trouble, the steamer Alameda finally got away for Alaska late yesterday. The Pacific Steamship company announced that the steamer Admiral Schley will sail Wednesday noon for San Diego via San Francisco and Wilmington.

4971 Japanese Born In State in 1920

BY INTERNATIONAL NEWS SERVICE LEASED WIRE TO TRIBUNE.

SACRAMENTO, May 31.—A total of 4971 Japanese children were born in California during 1920, according to L. E. Ross, head of the state bureau of vital statistics.

Of the total number of Japanese births, 319 were in Los Angeles, 282 in Fresno, 269 in Sacramento, 321 in San Francisco, 105 in Oakland and 33 in Alameda.

The department of public works provided for the co-ordination and consolidation of the functions now performed by the following: State Carey Act Commission, advisory board to State Engineer, State Land Settlement Board, State Water Commission, State Highway Engineer, Department of Engineering, California Highway Commission.

The department is placed in charge of a director who shall be also the state highway engineer.

The department is divided into five divisions to be known respectively as:

GOVERNOR'S EFFICIENCY PLAN IS LAW

Eight Measures Signed By Stephens Mean Reorganization of More Than Sevent-Tenths of State's Agencies

Seven Major Departments To Be Embraced in Many Consolidations of Many of Present Boards, Commissions

SACRAMENTO, May 31.—Eight Senate bills embracing the state government reorganization plan of Governor William D. Stephens became law today when they were signed by the governor following their passage by the legislature. The bills passed were Senate bills Nos. 565, 570, 576, 584, 590, 595, 596 and 573, introduced by Senators W. J. Carr and M. B. Harris.

The reorganization plan embraces more than seven-tenths of all the state's executive agencies and reorganizes seventy-five institutions, boards, commissions, offices and departments by the bills now signed into law. These departments are:

- 1.—Department of Finance.
- 2.—Department of Labor and Industrial Relations.
- 3.—Department of Public Works.
- 4.—Department of Agriculture.
- 5.—Department of Education.
- 6.—Department of Institutions.
- 7.—Department of Civil Service.

The head of each department, or the board administering the same, shall be appointed by the governor. The head of each department, subject to approval of the governor, is given complete power to organize or reorganize the work of the department. The bills also provide for the creation of additional divisions, as may be necessary.

SALARIES OF CHIEFS SPECIFIED IN BILL.

The salaries of the heads of departments and chiefs of divisions specified in the bills are also specified in the bills. The head of each department, with approval of the governor, has the right to appoint such chiefs and assistants as are necessary.

Senate bill No. 565 amends the civil service commission act so as to provide that hereafter there shall be three commissioners—one at a salary of \$4000 per annum, to devote his entire time to the duties of the office and to be president and executive member of the commission, and the other members to be called as salaried consultants, to devote not more than 10 per cent of their time to the duties of the office, and to be called as salaried consultants, to devote not more than 10 per cent of their time to the duties of the office, and to be called as salaried consultants, to devote not more than 10 per cent of their time to the duties of the office.

The remaining bills provide for six new departments of the state government, in each of which are consolidated the functions of several agencies, boards and commissions. At the same time the measures have been so prepared that when adopted they will take their proper places in the government.

These departments are as follows: Department of finance, department of agriculture, department of education, department of public works, department of labor and industrial relations, department of institutions, administrative and executive work divided.

The measures creating these seven departments are embodied in a bill containing general provisions that are more or less common to each of the departments and declaring the policy of the state to best in the government the most efficient administration of the laws and to that end dividing the executive and administrative work into departments. This measure (S. B. 570) declares the policy of the state to be the most efficient administration of the laws and to that end dividing the executive and administrative work into departments. This measure (S. B. 570) declares the policy of the state to be the most efficient administration of the laws and to that end dividing the executive and administrative work into departments.

The department of finance will take over the functions now performed by: State Board of Control, department of public accounting, children's agents, state purchasing department, capital planning commission, building and grounds, state burial ground trustees, Colton Hall trustees, Pio Pio Mansion trustees, Sutters Fort trustees, Monterey Custom House trustees, state printing department, motor vehicle department, state librarian, State Board of Library trustees.

The department of finance will be subdivided into the following divisions: Claims and disbursements, budget and accounts, purchase and custody, printing, motor vehicles, libraries.

STATE BOARD OF CONTROL CONTINUED.

The State Board of Control is continued and is constituted the governing body of the department of finance. Its members shall be appointed by the governor and shall be divided into two classes, one of which shall be elected for two years and the other for four years.

The board shall have the honor of control being respectively heads of the divisions of claims and disbursements, budgets and accounts, purchase and custody, receiving no other compensation or salary, except that allowed to them as members of the board of control. Hereafter the state budget will be prepared by the chief of the division of budgets and accounts, and the chief of the department of finance will act as a whole in the final determination of the state budget.

The department of public works provided for the co-ordination and consolidation of the functions now performed by the following: State Carey Act Commission, advisory board to State Engineer, State Land Settlement Board, State Water Commission, State Highway Engineer, Department of Engineering, California Highway Commission.

The department is placed in charge of a director who shall be also the state highway engineer.

The department is divided into five divisions to be known respectively as:

Harding Sounds Europe Capitals On Disarmament

WASHINGTON, May 31.—What are described as "informal feelers" have already been put out by the Harding administration in the capitals of Europe to ascertain the sentiment toward an international conference on disarmament. This was revealed here today when President Harding received newsmen in the usual bi-weekly conference.

These "feelers," it was stated, were put out before the Senate passed the Birch amendment to the naval appropriations bill which "requested" the executive to issue a call for such a conference to meet in Washington.

Although details of the plan have been divulged, it was said that Harding has suggested informally to the great powers that the question be considered by the supreme council. He believes this method more satisfactory than an attempt to settle the question at a special disarmament conference.

Two Killed by Auto Drivers; Dozen Injured

Oakland Woman and S. F. Child Die in Hospitals After Accidents.

Automobile accidents in and around Oakland and San Francisco in the past twenty-four hours claimed a toll of two lives and injured seventeen others, one of whom may die.

MRS. A. A. VAN PELT, 75 years old, of 2256 Hight street, Oakland, died at the Hayward Emergency hospital early this morning as a result of injuries sustained in a head-on collision on the Foothill boulevard, just outside of Oakland, R. I. F. Ward, 2525 San Francisco avenue, San Francisco, driver of the machine which collided with the one in which Mrs. Van Pelt was riding with J. N. Ingram, a salesman of 2275 Hight street, as they were passing a charge of reckless driving. Ingram was also seriously injured and is at the Hayward Emergency hospital.

Arrangements for charging Welch with manslaughter after the coroner's jury reports were made today with Deputy District Attorney Frank M. Shay. According to charges made to Shay, Welch ran into the car when he tried to pass two other automobiles on the road and failed. In Welch's car were J. Z. Welch, 1611 Broadway, 2817 Linden street, George Murphy, of Twenty-eighth and Market streets, and George ("Lefty") Allen, pitcher for the Oakland baseball club.

ELVIRA CRUZ, 6 years old, of 31 South Main street, was killed and down and fatally injured by an automobile at Pacific and Stockton streets, that city, yesterday afternoon. She was taken to the Central Emergency hospital, where she died a few minutes later. The death car was driven by J. A. Watt, 2526 Great highway, who was held today pending investigation by the police. The car was a 1920 Ford, owned by George ("Lefty") Allen, pitcher for the Oakland baseball club.

ARCHIE MCNEEL, 2417 Sutter street, San Francisco, is in the South San Francisco General hospital today suffering from internal injuries and may lose the sight of one eye, following an accident last night when he was run down by an automobile driven by Charles Lowenguth, 371 South Main street, who was held today pending investigation by the police. The accident occurred at Citrus and Mission streets, San Francisco, when McNeel stepped from behind a street car (Bicycle) in the crossing of the street. He was struck by the rear of the automobile and was thrown into the air. Lowenguth was exonerated by the police. McNeel, according to hospital attaches, is in a serious condition.

MRS. C. GREWER, 50 years old, of 2435 Monticello avenue, Alameda, is at her home recovering from injuries today, sustained yesterday when she was struck by an automobile. The accident occurred at the intersection of the street and the street, when she was struck by the rear of the automobile and was thrown into the air. Lowenguth was exonerated by the police. McNeel, according to hospital attaches, is in a serious condition.

CITIZEN LEE, a Chinese cook, residing at 559 Sixteenth street, was taken to the Emergency hospital, where he was treated for bruises and lacerations. The accident occurred at the intersection of the street and the street, when he was struck by the rear of the automobile and was thrown into the air. Lowenguth was exonerated by the police. McNeel, according to hospital attaches, is in a serious condition.

ROBERT NALL, 8 years old, 823 Anthony street, Berkeley, sustained body bruises and shock when he ran in front of an automobile driven by John H. Gunderson, 3405 Elmwood avenue, Oakland, yesterday afternoon. The accident occurred at San Pablo avenue and Dwight way Berkeley. The lad was taken to the Emergency hospital, where his injuries were treated by Dr. W. S. McCall.

ROBERT BENNETT, 745 Fifty-second street, was badly bruised about the body yesterday when, riding a motorcycle, he crashed into the rear end of an automobile belonging to H. P. Dechant, 1970 Los Angeles avenue, at Milv and Rose streets, Berkeley. Bennett was treated at the Emergency hospital for a broad shoulder and other hurts. Three persons had a narrow escape from serious injury and perhaps death yesterday afternoon in a head-on collision between a street car and an automobile at Stanley road and East 14th street. Mr. and Mrs. George W. Hodel and Hodel's sister-in-law, Miss Edna Johnson, all of Turlock, were taken to the county hospital for treatment. Hodel was (Continued on Page 2, Col. 3)

BOMB SLAYS TWO, INJURES TWELVE MEN

Explosive Drops Accidentally Into Group From Plane, Leaving Military Proving Grounds in Aberdeen, Ind.

Pilot of Bombing Ship Loses Both Eyes and Condition Is Critical: Three Men Reported Fatally Injured

WASHINGTON, May 31.—Two enlisted men were killed outright and three others, including one officer, were injured, perhaps fatally, and nine others, including one officer, were seriously hurt in the explosion of a bomb in an airplane at the Aberdeen army proving grounds today, according to late reports to the war department.

The bomb was being taken up in an airplane when the accident occurred. The bomb exploded in the air, and the three officers who were injured were in the plane, he said.

THREE SOLDIERS ARE REPORTED DYING.

Advices from the correspondent of the Baltimore News at Aberdeen state that two enlisted men were killed and that three other soldiers were dying.

Captain Joseph E. Hall, the pilot of the plane, which was a Martin bomber, lost both eyes, and his condition was said to be critical. The eyes were blown out.

Robert Herr, a civilian employee, lost his left leg below the knee. The airplane was completely wrecked.

PRELIMINARY TESTS OUT VIRGINIA CAPES.

The bomb was one being used by the army air service in connection with tests preliminary to the joint bombing operations of the army and navy, out off the Virginia Capes in June and July by the army and navy.

First Lieutenant Lewis P. Reese and Lieutenant Carl G. Elason were the other officers injured. Reese and Elason were not seriously hurt, according to reports.

PLANE LEAVES FOR WASHINGTON.

Captain Robert of the ordnance office left Washington immediately for Aberdeen by airplane to obtain details of the accident. There is only one telephone line to the proving grounds and details were slow in coming through.

Lone Bandit Robs Soft Drink Store; Six Men Held Up

Thug Escapes in Auto After Being Pursued By Theft Victims.

A masked bandit and armed with an army automatic pistol, last night walked into the soft drink parlor conducted by Charles Ferguson, 201 Washington street and forced six men who were playing cards to hide up against the wall.

"Make it quick, boys, and give me all the money you have," said the bandit.

Covering the six men with his revolver, the bandit searched the pockets of the men and found \$100. The bandit then escaped in an automobile.

The other men who were in the parlor followed the bandit in the chase. They followed the bandit to Washington street to Fourth street, where it turned and went west. BANDIT WELL DRESSED.

ABOUT 28 YEARS OLD.

Police Inspector Charles Appleton and Tom Pardee were detailed on the case. The bandit was about 28 years old and well dressed. The men were unable to give any description of the man who stayed in the automobile.

The other men who were in the place at the time of the hold-up are George O'Neill, 1226 Lincoln avenue, Alameda; John McCullough, 1538 Mozart street, Alameda; Charles Dougherty, 864 Fifty-sixth street, and Morris C. Allen, 1216 Lexington street, San Francisco.

Save Big Redwoods Is Urged By Hoover

SACRAMENTO, May 31.—In a personal telegram to Governor William D. Stephens received today, Herbert C. Hoover, secretary of Commerce, urges the state executive to sign the bill providing for the conservation of the redwoods along scenic routes in northern California.

"As a California citizen, I do hope you may see your way clear to completion of this act providing for the purchase of the northern California redwoods," the telegram stated.

Joyce Strips Peggy's Past Of Its Glamor

BY INTERNATIONAL NEWS SERVICE LEASED WIRE TO TRIBUNE.

CHICAGO, May 31.—Peggy Hopkins Archibald Hopkins Joyce was stripped of the glamour of jewels, millions and romance and held up as a sordid and vulgar figure by her own husband, James Stanley Joyce, in an article filed by the most voluminous answers ever prepared in a divorce case.

The most startling charge made by Joyce was the revelation of a hitherto sealed chapter in Peggy's life—the taking of his own life in New York after an affair de coeur with Joyce. Joyce charged in his bill that this army officer, driven into debt by his desire to earn Peggy's favor by satisfying her insatiable craving for jewels, committed suicide in a Turkish bath.

"ALIBI LETTER" FALSE, JOYCE CONTENDS.

Of almost equal interest is the charge that Peggy's "alibi letter," produced by her to prove her alleged divorce from her first husband, was a false instrument. This letter was produced by Peggy during an interview granted last week to a representative of the Chicago Evening American.

Joyce charges that this letter, which Peggy asserted proved she had been divorced in Denver in May, 1912, was a device to deceive the judge who Peggy claimed signed the decree that freed her from Archibald, died six months before the date of the signature given in the letter.

The story of Peggy's career as alleged by Joyce is a most remarkable annals of the rise of a penniless telegraph operator. It reveals the existence of an illegitimate son, who Joyce charges, found one man after another to feed her exorbitant desire for money, clothes and jewels.

Only by millions of dollars, he says, did she manage to accumulate her fortune. A chapter wherein Peggy is set forth as a manipulator in a hotel in Richmond, Va., is recited. Joyce charges that Peggy's career as a telegraph operator, which he claims began by declaring that the \$7000 a week salary she received as a telegraph operator was not paid by a theatrical manager for Peggy's talent and services, but by the state of Illinois, also presented her with the \$10,000 sable fur coat that has figured conspicuously in the controversy.

REGARDS HIMSELF AS CLIMAX OF CAREER.

Joyce apparently regards himself as the climax of Peggy's career, for he charges that she has succeeded in acquiring treasure by illicit means. He figures the fabulous sums of money, jewels and gifts bestowed by Joyce upon her for trifling affections. Four hundred thousand dollars is the total Joyce says he showered on Peggy within the few months that intervened between their marriage and the shattering of their brief romance.

Masters of the house, though he was, Joyce sets forth, the huge sum of resources reduced his income from a net surplus in 1919 of more than \$150,000 to a deficit in 1920 of \$22,000.

The work sheet of Joyce's report to the government shows a list of jewels and treasure bestowed upon Peggy that reads like the inventory of a treasure trove. Single items are appraised in terms of thousands of dollars, and even one hundred thousand dollars, are frequent.

Joyce's iconoclastic attack upon the career and career of his wife is contained in documents made up of eighty-four closely printed pages. It was his answer to Peggy's charges of drunkenness and cruelty filed by Peggy's attorneys two weeks ago.

ALLEGED PARAMOURS ARE LISTED BY JOYCE.

He alleged that Peggy first met "Crown Prince" of Poland, a student named in his divorce suit, at Hot Springs, Va. Joyce charged that French met Peggy in the hotel dining room, making an engagement by telephoning to her room in Joyce's apartment. He also charged that French collected him and his bride to Europe.

The lumber king named a new figure in his marital tangle whom he said replaced French. Joyce charged that this figure was the Duke de Dural.

Of her recent affairs, Joyce charged Peggy with appearing on the stage in New York, and in the night in company of one, Joe Paul, a restaurant keeper. This, he said, happened in January, this year.

Of the army lieutenant whom Joyce charged Peggy drove to suicide, the lumber king withholds his name "out of respect for his memory."

Baruch Brands False War Graft Charges

BY INTERNATIONAL NEWS SERVICE LEASED WIRE TO TRIBUNE.

WASHINGTON, May 31.—Branding as "heartless, cruel lies" charges that he made money out of copper and war industries board during the war, Bernard M. Baruch, in a long letter to Senator Kenyon, Republican of Iowa, today attacked congressional investigation of the charges "in the interest of decency and fair play."

AUTO DRIVER ARRIGNED.

Robert Stoker, charged with driving an automobile when under the influence of liquor, was arraigned today in the county court at Turlock. The preliminary examination was set for June 13. He was arrested on May 27 by Sergeant E. W. Brock at Eleventh and Franklin streets.

PEACE PLAN OF ENGLAND IS REJECTED

Premier Briand Spurns Offer of Lloyd George To Meet At Once and Settle the Controversy Over Silesia

Germans Are Victors in Battle With Insurgents; Several Towns Are Taken; Poles Reported To Be in Mutiny

By NEWTON C. PARKER. International News Service Staff Correspondent.

PARIS, May 31.—Premier Lloyd George's proposal for an immediate meeting with Premier Briand to discuss the Silesian issue was rejected by the latter today and it now appears that a fortnight will elapse before formal inter-allied discussions are opened. In the meantime, the situation in Silesia is becoming more serious.

MOTHER ASKS AID
OF CLUBWOMEN IN
PLEA FOR ROBBERAppeal Made for Burlingame,
Convicted Highwayman. As
He Begins Term.

An appeal to the clubwomen of Oakland and San Francisco was made yesterday by Mrs. Laura J. Burlingame, mother of Paul Burlingame, who was last week convicted of highway robbery before Judge Lincoln S. Church and sentenced to from one to fifty years in San Quentin prison, asking them to make an appeal for clemency in behalf of her son.

Young Burlingame was taken to San Quentin penitentiary today to begin his indeterminate sentence. At the trial it was brought out that he, in company with Albert Jorgon, who has been certified by the juvenile court, boarded a Grove-street car several months ago and at the point of a gun held up and robbed the conductor. The hold-up occurred near Cragsmoor.

PLEA FOR CLEMENCY.
The boy's parents, assisted by several ministers and prominent business men, made a strong fight to secure probation for young Burlingame. His father, Rev. George B. Burlingame, former pastor of the First Baptist church of San Francisco and now secretary of the Baptist Society of North America, made an appeal to Judge Ben E. Lindsey, who asked for clemency. At the same time Mrs. Burlingame secured the co-operation of Rev. Edward Lamb, bishop coadjutor of the Episcopal Diocese of San Francisco, who made an appeal for probation.

It was claimed in the pleas for probation that strict rules in the home imposed by Rev. Burlingame, and alleged psychopathic conditions, had caused the son to lead an unnatural life.

After consideration of the pleas Judge Church denied probation on the ground that the boy was sane when the crime was committed. "In this case," said Judge Church, "when rendering his decision, 'all the pleas that you might present in the convicted man's behalf could not cause me to change my decision. The crime—a most serious offense and the most serious of crimes except murder—was carefully planned by Burlingame. It was the master mind that directed Jorgon in the execution of this crime. It would be a crime against society were I to release this man on probation."

AUSTIN PUNISHMENT.
The question of sending him to a hospital for treatment is beyond consideration. He started upon a life of crime in 1916 and has had charges, including the theft of automobiles, writing fictitious checks, desertion from the army, burglary and robbery, placed against him since. He must go to prison and pay the penalty that other criminals are paying and have paid."

Clash Threatened
Over Highway Bill

WASHINGTON, May 31.—The issue of the rights of the States as opposed to those of the Federal government is threatening to become the subject of debate in Congress on the subject of highways.

The issue thus far has reached the stage of discussion only in the Senate postoffice and post roads committee at hearings soon to be completed on the Townsend bill to establish an interstate highway system and to create a Federal highway commission. Members of the committee from the Southern States have indicated, however, that the question of authority as between the States and Federal government will be raised when the Townsend bill reaches the Senate.

Provisions of the Townsend bill give the proposed highway commission of five members authority to pass finally on the roads to be constructed with the \$100,000,000 Federal aid appropriation.

Sale of Pencils for Benefit of Children of
Ladies' Relief Society Planned for Saturday

MRS. FREDERICK P. MUHLER, one of the leaders in Pencil Day plans for June 4, holding up one of the chief beneficiaries of that day, and one of the younger charges of the Ladies' Relief Society for whom the day is planned.

Club To Give Play
For S. A. Benefit

Drama, dancing and music will contribute to the benefit which the Oakland Players' club will give to-night in Euclid clubhouse in compliance to the Salvation Army girls' home. "The Awakening," a two-act play from the pen of Alvin McElhatton, local writer, will be produced by a cast, including the following: Dorothy Potter, Alvin McElhatton, Betty Walker, William Olsen, Clifford Olsen, Francis Rose and Marion Walker.

Interpretative dances will be offered by Gladys Wilson of Alameda and Miss Claire Raymond. A native Hawaiian quartet will render group and solo numbers. A dance will conclude the program.

Clothing Worth \$200
Taken By Burglars

L. H. McMahon and R. H. Rose, who reside at 2256 San Pablo avenue, reported to the police that their room was entered by burglars last night during the night. Clothing and personal effects valued at \$200 were taken by the burglars. The entrance was gained by using a passkey.

Emil A. Peyroulet, 1115 Fourteenth street, reported that someone entered his room yesterday and stole a suit of clothes and a gold watch. The entrance was gained through a rear window.

Women and Girls of Eastbay to Canvass Everybody for
Cause of "Lest Ye Forget" Day

The children of the Ladies' Relief Society are the first consideration of Eastbay society women this week. Several hundred of whom will sell pencils on "Lest Ye Forget" day, Saturday, June 4, for the charity. Leaders of the drive are Mrs. William Thornton White and Mrs. Frederick P. Muhler, under whom Mrs. Charles Butters will be director-general in Berkeley and Mrs. James Dunn and Mrs. William Langdon will take charge of Alameda for the day.

In each city hundreds of the younger matrons and girls have banded together for the cause and will canvass theaters, offices, clubs and the downtown sections of the city.

Main headquarters will be established at the Hotel Oakland, where Mrs. White and Mrs. Muhler will reside, and from where thousands of pencils will be distributed to the vendors.

Here's Dope on Striking Hen;
Query Fails to Stump Bureau

Division of labor in the world of feathered creatures furnished the subject for one of the questions put to The TRIBUNE's Information Department today. A reader writes to ask:

"What shall I do with my golden pheasant hen? She stays on her sitting of eggs all the time and will not eat."

Put the pheasant's mate in the same pen. The male will assume half the responsibilities of the household by covering the eggs and giving the hen an opportunity to leave the nest.

Here is another query that just came in:

"What were the Blue Devils in the French army?"

The Blue Devils in the French army were the "chasseurs alpins," or mountain troops.

The following letter came in from an auto owner:

"Hindus perfume and adorn the bodies of their dead; then burn them."

CELEBRATION ON
FOURTH IS PLAN
OF COUNCILMENHolds of Veterans' Organiza-
tions Named To Make
Arrangements.

A committee to prepare a Fourth of July celebration for Oakland, with the heads of all the veterans' organizations as members, was appointed by the City Council today at the request of Mayor Davis.

The committee will be led by Mayor Harry P. Huber and will include Commander E. B. Willis of Liscum camp, United Spanish War Veterans; G. W. Langdon of the Grand Army of the Republic; Commander T. D. Roster of John Jacob Astor post, Veterans of Foreign Wars; Commander E. G. Winsby of Oakland Post No. 5, American Legion; Commander D. P. McClure of Arizona Post, American Legion; and H. W. Reynolds of the Allied Flyers Club.

Members of this committee are empowered to appoint all the necessary sub-committees. Concerning the choosing of these men, Mayor Davis says:

"For many years past it has been the custom for civic organizations of Oakland to take the initiative and responsibility for arranging a Fourth of July celebration. Now, however, we have a number of veteran organizations in our city. It has occurred to me that the Fourth of July, being the pulchre of celebrating the birthday of the United States, the logical ones to have charge of the Fourth of July celebration would be the veterans themselves."

A communication was received by the council from the Civil Service board, suggesting that John P. Chambers, chairman of the board, be appointed as Oakland's delegate to the fourteenth annual assembly of the Civil Service Commissioners of the United States and Canada at Minneapolis June 20-24. The sum of \$300 was asked for expenses. The matter was referred to the mayor.

A resolution of intention was adopted for the improvement of Sixteenth street from Stanford avenue to Idaho street.

Resident citizens before the council to protest the erection of a ragage on the west side of Fourth avenue near East Eighteenth street. After some argument the matter was referred to the commissioner of streets for further investigation.

SUGGESTIONS ON
CHARTER SOUGHT

After having agreed, tentatively, on a general charter plan which will call for a city and county manager, designate rural and urban boroughs, and which would give to the city and county council of seven the power to employ the manager and to name the mayor, the board of Freeholders has issued a preliminary statement.

According to Leon A. Clark, who signs the statement, the charter must be submitted in full not later than August 9.

"We have as yet come to no determination upon a name for the proposed city and county," says the statement. "The following names have been suggested: Alameda, California, Oakland and Peralta."

Under the plan contemplated the legislative powers of the proposed city and county would be vested in the council of seven. Berkeley would be divided into two districts and Oakland, including Emeryville and Piedmont, into three. The council would choose one of its members mayor and would also select the city manager. For the purpose of apportioning taxes and the cost of harbor and other improvements the county would be divided into a metropolitan and rural district.

The board asks for suggestions from the public and intimates that it will soon issue advance sheets on portions of the charter.

The oldest clock now running is at Hampton Court, England, and dates from 1340.

OAKLAND ARMEN
AID RICKENBACHER
IN RECORD FLIGHTC. V. Pickup and Lieut. Wool-
ridge, Former St. Mary's
Student, Carried Ace.

After completing his record-breaking transcontinental flight — from Redwood City to Washington, D. C. — in less than three days, Captain Eddie Rickenbacher of Oakland, premier American ace in the world war, is preparing to return to this city, according to advices received from the east today. In splendid physical trim and showing no ill effects from his hard-luck flight, Captain Rickenbacher is expected to arrive here about June 5.

Two Oakland aviators, former government aviators in the World War, played prominent parts in Rickenbacher's flight across the continent and were partially responsible for his arrival at Cheyenne. A pilot to attend the banquet for men of the first American transport to arrive in France, the object of the ace's trip.

BOTH CARRIED ACE.
They are C. V. Pickup, who carried the famous ace from Cheyenne to Omaha, and Pickup took Rickenbacher as a passenger after he had smashed the original plan in which he started from Redwood with and hoped to complete his flight with but one stop, when he landed at Cheyenne. A mistake in the placing of the flaming "T" was responsible for the damage to the machine.

Lieutenant Henry E. Woolridge of the United States Air Service, who piloted Rickenbacher from Chicago to Dayton, O., on almost the last lap of his flight, was formerly a student of St. Mary's and of the Oakland high school. He was prominent in athletics and enlisted at the beginning of the war, receiving his training in Princeton and in the Texas air fields.

RECEIVED COMMISSION.
He received his commission and was kept in the United States as an instructor during the war. Later he was accepted into the regular army and promoted to the rank of first lieutenant.

Lately he has been transferred from Fort Worth, Tex., to Chanute Field, Ill. It was from there he was chosen to make the flight with the famous ace. Mr. Woolridge, who was formerly Miss Gna Mosen of Piedmont, was at the field when they took off. Lieutenant Woolridge used an army DeHavilland plane and landed Rickenbacher in Dayton in record time.

Ten-Year-Old
Bandit Bares
Crime Career

BERKELEY, May 31.—Berkeley's ten-year-old bank robber, captured by the police after he had "shinned" up a drain pipe and into a window of the First National Bank, today listed to the authorities an amazing list of earlier crimes. He has broken into the bank five times, has taken part in one hold-up, robbed a store or two and has, according to his confession, led the life of a desperado since the time he was 5 years old.

Confronted with the evidence that the boy is telling the truth, won over by his confiding ways, and sympathetic to his plight as a lost and dumb, the Berkeley police don't know what to do with the "bad man," now they have him. It is probable that a place will be found for him in a home for juveniles and scientific means will be sought to straighten out the kink that leads the otherwise intelligent youngster to steal. Because of his tender years his identity is withheld from the public.

According to the boy, he broke into the bank on five separate occasions. One time he looted the box set up for Armenian relief donations, and the other times he made away with odds and ends, pencils, erasers and the like. One day, the boy says, he broke into the market operated by A. J. Stories at 2669 Austin way and took all the pennies from the Armenian relief box. With a revolver he found in another place he once held up two other small boys, sending them howling toward home before he had time to rifle their pockets.

"Ever since I was 5 years old," the boy wrote for Pauline Frank Waterbury to read, "I have been a desperate bandit."

Seagulls Are Driven
Off by Airplanes

VENICE, Cal., May 31.—Airplanes have frightened away the many seagulls which formerly were seen about the southern California beaches, according to K. H. Knudsen of Venice, a beach town, who has spent years studying the birds.

"The gulls cannot ever used to the great mechanical birds and have left for other parts," Knudsen declared.

"The gulls are not there are not as many gulls as formerly. In other years tourists often bought bread by the loaf and threw pieces of it into the air to be caught by the birds."

Does Evening Find You
Tired and Achy

The test of physical fitness is always endurance

Does the end of the day find you tired and achy? Are you always looking forward to an early bed when normal healthy people are seeking amusement? Do you find your nerves preventing you from getting a good restful sleep? And do you get up in the morning with a sigh instead of a smile when you think of the day's work? If you can't answer no to these questions you are not fit and don't try to fool yourself about it. Take Neal-Tone.

10 days' treatment of Neal-Tone should make you feel like a new person. It is the favorite prescription of Dr. B. E. Neal. He founded the 65 Neal Sanatoriums and spent

thirty years at the up-building of rundown constitutions. But you don't have to go to the sanatoriums now. Neal-Tone, the quick acting, SAFE tonic, awaits you at Osgood's, For TRIAL PACKAGE send 10c to The Neal-Tone Co., or W. S. Wallace, 800 Rapp Bldg., San Francisco.

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If your feet feel good, these fine spring daisies should prompt you to "bubble over" with action.

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FIGURES SHOW YEAR BREAKS BUILDING RECORD

BUS SERVICE NEW FEATURE FOR OAKLAND

Street Railway Company Puts System Into Effect in Montclair.

The Montclair bus service established by the San Francisco-Oakland Terminal Railways from the Piedmont station of the Key System running through the city of Piedmont and to Montclair is the first application of a system that has grown up in Southern California and is in very general use in suburban sections of that part of the state. While it is somewhat new in this section it bids fair to become a valuable assistance to street car systems that can not, in the present state of their finances, afford to build needed extensions.

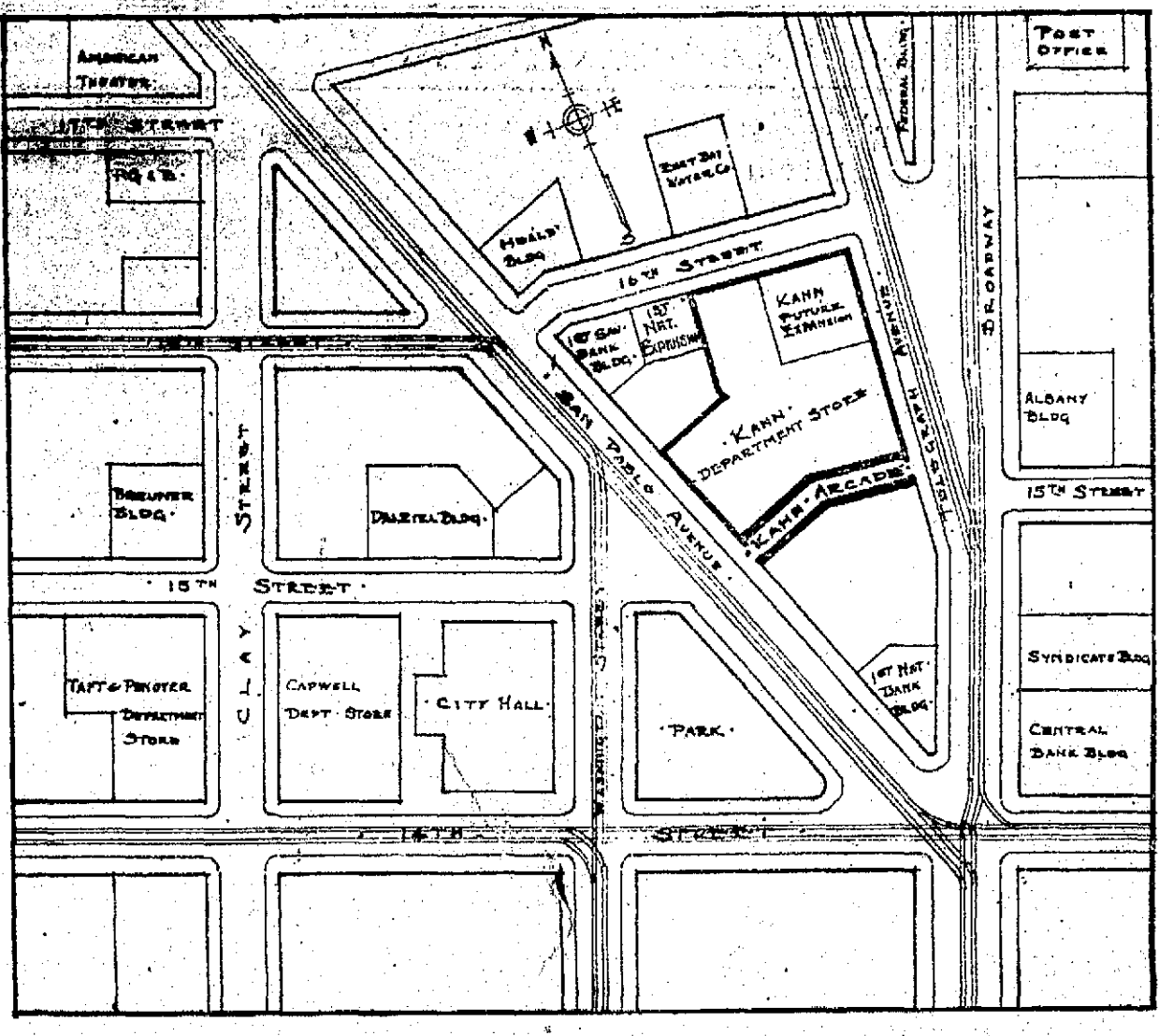
The case of Montclair is one that illustrates the usefulness of the bus extension where railroad construction has not been made at present. The Montclair section is growing rapidly. Much property is being sold and actual building is going on. It became necessary to supply these people with transportation both to the center of Oakland and to San Francisco. While the Sacramento and there is a station on the line bearing the name of Montclair, the Short Line traverses the property. Short line is not yet ready to establish a suburban service, though this is bound to come and at no very distant date. The San Francisco-Oakland Terminal Railways was not prepared to extend its Piedmont branch over the hill to Montclair, though this could be done with the construction of less than two miles of road.

So the Southern California plan of bus extension was adopted. New buses were purchased and the line is now in operation, while an application is pending before the State Railroad Commission for a formal permit. This line, as it traverses two municipalities, comes under the classification of the bus lines that operate over most of the highways of the state.

The operation of this line will be continued until the street car system builds over the hills to Montclair of the Sacramento Short Line.

How Arcade Will Join Streets

The Kahn Arcade which joins Broadway with San Pablo Avenue at a point where a traffic artery is needed is a notable example of a private enterprise for public good. The diagram shows the route to be opened and its relation to the surrounding business section.



San Fernando—Graphite production on large scale to start at local mine.

Redding—Construction of new road to Mount Lassen proposed.

Diamond Springs—California Door Company to immediately rebuild warehouse and box factory.

THE NEW CHIMES THEATER NOW UNDER CONSTRUCTION

When Completed Will Cost Over One Hundred and Fifty Thousand Dollars; Owned and Operated By The Beach Krahn Amusement Company.



The management of this enterprise deserves great credit for the foresight and faith in building such a wonderful institution in what was a few years ago the suburb of one of the fastest growing business districts in Oakland.

For any one to have attempted such an enterprise outside of the business district a few years ago would have meant financial folly, while today some of the most wonderful theaters are found in the residential districts.

One would have to travel a long way to find more classy theater, residential district, than the New Chimes. The theater is located on the corner of Broadway and 15th Street, between Berkeley and Oakland, in the heart of the prosperous residential district.

The "New Chimes" will have nearly 2000 seats with a stage 25x50 feet, fully equipped for prologues and concert work in conjunction with the pictures.

The new theater is expected to be completed by August 1, and will be under the management of H. L. Beach, one of the best-known motion picture managers in the state.

Much of the success of the "Chimes" is due to the excellent programs selected. The management gives personal attention to the selection of productions from the world's greatest authors and producers, as is evidenced from the following subjects to be presented in the next two weeks:

"Mid Summer Madness" from the novel by Cosmo Hamilton; "Black Beauty" by Anna Sewall; "The Sign of the Cross" by Winston Churchill; "Kismet" by Oliver Curwood; "Forbidden Island" by Cecil De Mille.—Advertisement.

Duties of Commerce Body Outlined by Joseph King

By JOSEPH H. KING.

A Chamber of Commerce to be a successful industrial developer must have a true knowledge of the subject with which it is to deal. This knowledge may roughly be divided into four parts:

First—What modern industry is.

Second—What change is taking place, or about to take place, in the industrial arrangement of the country.

Third—An accurate knowledge of what the community has to offer to industry.

Fourth—What the men who direct industry want to know.

Considering first the proposition of what modern industry is, it is evident that everyone who lives must live from work, for there is no other way to produce those things that support life and contribute to the comfort or pleasure of living. While work is not and should not be the chief end of living it is, nevertheless, the chief occupation of life.

In considering work we are too prone to have in mind physical effort, but mental effort is also work, and both mental and physical workers are an inseparable part of the business world.

ORGANIZED BUSINESS

The modern working world is a highly organized business, separating workers into distinct groups, each having some particular task, the combined result of their efforts being a continuous flow of goods that sustain the wants of the community.

This principle of division of labor is responsible for the manner in which modern industry is organized. It first breaks up industry into a large number of business units, such as mining of coal, manufacturing of shoes, selling of groceries, etc. It secondly divides workers and assigns to each group a specific task in the process of production. Finally results in the high degree of specialization that is the dominant characteristic of modern industrial methods.

The result of this high degree of specialization, so characteristic of modern industry, is to make all industry intensely co-operative. Each individual industry is in some way dependent upon the others. It is the extent to which co-operation and specialized work is carried on that makes the industrial world of today what it is, and tends to centralize it in certain places.

INDUSTRIES CLASSIFIED.

In broadening out the field of our industrial study it is necessary to classify the industries that compose it.

The chief purpose of industry is to produce goods that can be sold, or to render service for which a price is paid.

There are roughly three groups of industries that contribute to useful things that are bought or sold on the market:

First—the extractive industries that get the material out of which useful things are made, i. e. farming, fishing, mining and lumbering.

Second—the manufacturing industries that finish the raw materials into usable form.

Third—the carrying industries that bring the raw materials or completed products from where they are not wanted to where they can be used, i. e. merchants, transportation companies, banks, credit agencies, etc.

The Chamber of Commerce as an industrial developer is largely concerned with the manufacturing industries, yet the extractive industries and the carrying industries have such a vital influence on the success of a factory that one cannot exclude them from the other.

We now arrive at the conclusion that the manufacturing industry, while the industrial developer is primarily concerned with it, is each more or less dependent on the other, all depending for their successful operation on the industries that produce the raw materials and furnish the means by which the finished product is brought to the user.

With this knowledge a Chamber of Commerce may direct its energies toward developing the industrial essentials within its community and intelligently prepare a prospect list of industries that may be successfully interested.

CHANGES CONSIDERED.

Next let us consider what change is taking place, or about to take place, in the country that makes industrial development possible.

Industry was first carried on under what may be called the domestic system. The house was the factory, and the family made up the workers. All tools of the trade were owned by the head of the family.

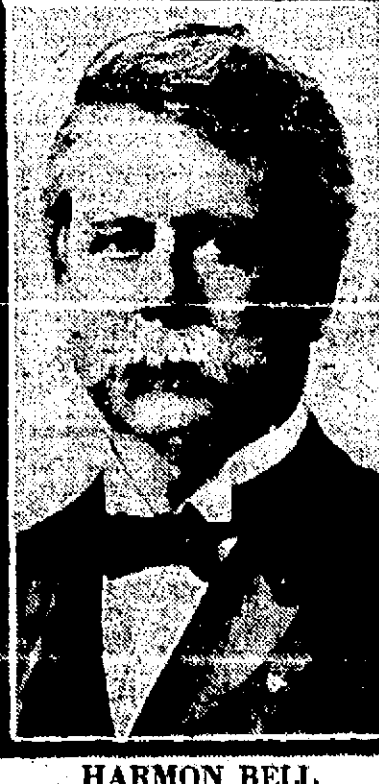
Then came the industrial revolution that substituted the machine for the hand tool worker, and produced the modern factory. These factories were usually located where the idea was first conceived, where the capital could be obtained, where water power was available and where raw material was plentiful.

This in time resulted in centralization of industry in certain places. In 1845 the Secretary of Treasury, investigating industry, reported that manufacturers were unable to sell their goods more than 200 miles from where they were made. It was in order to produce goods cheaply by machinery it was found necessary to produce in considerable quantities, from which it clearly followed that a restricted market in itself limited the benefit resulting from the use of machinery.

Then came the demand for cheap transportation, and the great era of transportation development, that vastly increased the 200-mile zone.

But the day of cheap transportation is gone and markets are again being restricted by high costs. To meet this new condition the manufacturer does the obvious thing—he divides the market, and establishes another plant in the new territory. This is resulting in the industrial decentralization that gives the industrial developer his opportunity.

Next let us consider the need of an accurate knowledge of the community and what it has to offer to the factory. Environment stamps itself indelibly upon the individual and measures the quality and quantity of his production—climate, schools, parks, public health, housing, recreation, facilities, power, water, etc., all conditions with which the modern industry is concerned. The hinterland, its possibilities for a supply of raw materials and a market for finished products are also matters of concern.



HARMON BELL

As first president of the Oakland Commercial Club, former president of the Chamber of Commerce, and active in all public movements, he has done much toward the development of the Eastbay section; as United States Food Administrator during war times he handled many delicate problems; as an attorney at law he has always been a leader of the California Bar, and is vitally interested in financial circles in Oakland.

EASTBAY IS GATEWAY FOR ORIENT TRADE

Oakland Seen As "City of Destiny" by Head of the State Realty Association.

By FRED E. REED.

Twenty days nearer the Orient than the great cities of the Atlantic—New York, Philadelphia, Boston and Baltimore. Twenty days nearer than the cities of Continental Europe—London, Liverpool, Amsterdam, Rotterdam, Hamburg, Bremen, Antwerp, Copenhagen, Marseilles—all cities whose world prestige and world population have built on the trade of an Orient. And Oakland twenty days nearer that Orient than all of them, with the natural monopoly on the trade of a world.

A city of world's commerce, and a city of manufacturing, with a hundred square miles of level usable land back of her, available for industry, where rail and water meet. The industrial center of a State larger than the Kingdom of Italy, and richer in agricultural and forest wealth than any equal area of land on earth.

Ten years ago hardly known to industry, with less than seven thousand workers—today leading them all west of the Rockies with more than 50,000.

A third of the vegetable and fruit pack of California put up in her sixteen great canneries. Supreme in shipbuilding, cotton milling and in manufacturing from candy and soap all the way to the largest stationary gas engine business on earth.

A growing, successful city. Her population twenty years ago 65,000—today three and one-third times as great—216,000.

A prosperous city, her bank clearings today five times those of ten years ago.

An efficient city, breaking all records in shipbuilding and other contests, working in a climate with a mean temperature of 53 degrees, scientists determining that 59 degrees marks perfection.

A comfortable city without extremes of heat or cold, where it's a pleasure to work and a pleasure just to live.

A healthful city, among the healthiest of all America; with perfect natural drainage from hills to bay. Breathing air that comes pure 3000 miles across an ocean to a land of heart's delight; where roses bloom forever in the parks and play grounds, beginning with Lake Merritt, our 166-acre water park in the heart of the city and continuing on clear to the crest of the hills; boulevards yielding panoramic views down over a city below, out across a blue bay, to where Mount Tamalpais, silhouetted against a western sky, guards a Golden Gate. A municipal park of inspiration, that gave to the world Edwin Markham's "The Man with the Hoe," Jack London's "Call of the Wild," and Joaquin Miller's immortal "Salt On, and On, and On."

A city of proud people, with thought to the future. The character of their citizenship reflected in the model city of the Panama-Pacific Exposition and at every recreation convention since that date.

A city of Churches and Clubs and Libraries, and all the other instruments of civic betterment that go to make life the more worth while.

And lastly and meaning more by far than ALL the others, a city of Intellectual Leadership. Five million MORE going into a public school system today unequaled the world over. Beginning with the kindergarten, and continuing on through vocational, technical and literary high school, culminating in the great University of California, largest university in America, with an enrollment of more than 10,000 students; the University of a Western World, within walking distance of our homes.

Westward the course of civilization takes its way. Today, the circle almost circles high on the hills of the Eastbay, civilization in its highest form stands looking out across broad waters facing the future. Kipling's East is no longer East. The East has become West, and the twain have met, on the shores of San Francisco Bay.

For us today, like to Athens of old or the little Mediterranean, come men from all parts of a great Pacific World, brought by the peaceful pursuits of industry and trade; sending their sons after them to sit on our hills at the feet of our masters, and learn the great truths of Occidental civilization; returning bearing back home with them the light of a new era to that oldest and most decadent of ALL civilizations, sleeping in darkness where civilization began. Nineveh and Babylon, cities of the

rest of all America; with perfect natural drainage from hills to bay. Breathing air that comes pure 3000 miles across an ocean to a land of heart's delight; where roses bloom forever in the parks and play grounds, beginning with Lake Merritt, our 166-acre water park in the heart of the city and continuing on clear to the crest of the hills; boulevards yielding panoramic views down over a city below, out across a blue bay, to where Mount Tamalpais, silhouetted against a western sky, guards a Golden Gate. A municipal park of inspiration, that gave to the world Edwin Markham's "The Man with the Hoe," Jack London's "Call of the Wild," and Joaquin Miller's immortal "Salt On, and On, and On."

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city of Leadership and Service—a City of DESTINY.

\$1,500,000 hospital to be built at Santa Monica for disabled veterans of World War is possibility.

Benicia—Modern brick building to be erected for telephone company.



THE HOME DESIGNER

An Illustrated Monthly Magazine Dedicated to Better Home Environment

Each issue contains:

- HOMES—Their floor plans and exterior views—All moderate priced.
- INTERIORS—Furniture—arrangements of same—Drapes—Articles from notes taken at the "Foss Crane Lectures."
- GARDEN—Arrangement and care—How and when to plant.
- GARAGES—Plans and exteriors—Notes.
- HOUSEHOLD ECONOMIES—Modern appliances—Kitchen fittings.
- DEVELOPMENT—Where home tracts are being opened, their location and features.

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Think of being able to buy a homesite right in pine groves, where the soil is excellent, where you have view, and all the freedom you want—on the above low prices and terms! The map will show you how close Glenwood Park is to the Claremont Country Club and Rock Ridge. There are rolling, level or steep lots, but all are wooded. You may build a small, neat home, to camp temporarily, if you wish. A number of attractive little homes are already built. The district is free from wind and fog. The purchase price includes city water and graveled roads.

Come out Sunday and let us show you this beautiful tract. If you will make an appointment by phone we'll drive you out.

To reach Glenwood Park take Rock Ridge car to end of line, then follow arrows. Drive out Broadway Terrace past Claremont Country Club Golf Links, then follow arrows past end of Rock Ridge car line to tract.

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REALTORS WILL ATTEND EASTERN MEET

More Than Hundred From
State Will Be Delegates
At Chicago.

With a delegation of one hundred realtors from San Francisco, Los Angeles, Oakland and other points in California, traveling by special train, the organized realty men of this state will go as a united California delegation to the annual convention of the National Association of Real Estate Boards at Chicago in July, with the expectation of securing for San Francisco the convention of 1922.

Officers of the California State Real Estate Association are handling arrangements with the officers of local real estate boards, for the purpose of uniting all travelers to the convention in one party which is to leave Oakland July 7. At Salt Lake

Hayward, Second Largest Poultry Center in State

The industrious hen thrives in the Oakland back country and produces millions of dozens of eggs, the value of which mounts into the millions of dollars annually. This scene is on a comfortable little plot on the famous old Meek Estate, which is being offered to those who want a living from a small amount of land. The poultry industry adapts itself to these conditions.



TERMINAL TO ADD SIX-STORY FACTORY PLANT

Lofts for Manufacturing Concerns to Be Erected On the Western Waterfront.

Plans are now in the hands of officials of the Port Terminal Company for a proposed six-story factory loft building, to be erected on the waterfront, near the Oakland waterfront. The building will cost in the neighborhood of \$250,000, according to estimates furnished Fred D. Parr, president of the company.

The factory loft, according to Parr, will be a departure from anything yet attempted on the Pacific coast, in that all facilities and service in the entire building will be furnished at a nominal cost to the occupants. This, it is stated, will assure ready rental of space in the new building and will make way for numerous moderate-size industrial enterprises that wish to locate but have been hampered because of the lack of loft space available.

According to plans of the Parr officials, loft space in the new building will be allotted to occupants on a nominal rent basis and a fixed tariff rate will be arranged for the use of the "apartment house" facilities afforded by the building management. The building will be constructed of reinforced concrete and metal sash, each wing being 75 feet in width, which will assure sufficient light for any industrial institution.

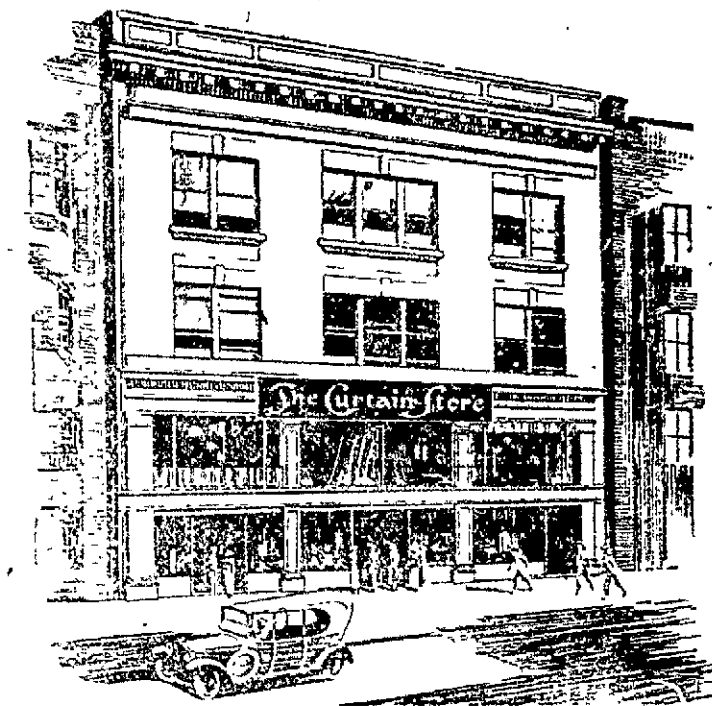
Floor space available in the "apartment lofts" will total 20,840 square feet.

Light and heat, power, steam, compressed air, gas, electricity and telephones are among the features which, according to the plans of the Parr interests, will be furnished by the building. A central traffic bureau will also be placed at the disposal of tenants.

The entire ground floor of the building will be occupied by a central shipping, receiving and warehousing department, operated by the building management for the convenience of tenants. Raw materials will be received and delivered to occupants on the floor above as needed. Finished products also will be stored, to be shipped by water, rail or motor transport, as desired.

One of the advantages of the new building, Parr officials point out, is that it will be so located that water, rail and motor truck lines are available at its very doors. This, they say, will eliminate the loss of valuable time and labor, and with the central shipping and receiving department in operation, will do away with the handling charges for both raw and finished products to a great extent. Savings afforded by these features alone, they say, will assure the rental of all space in the building before it is completed.

Recent surveys conducted by the new industries committee of the Oakland Chamber of Commerce disclosed the fact that several industrial concerns desirous of locating on the east side of the bay had been forced to establish elsewhere because of the lack of factory loft space available.



RECENTLY The Curtain Store purchased its building, 520 Thirteenth street, in order to have more room for storage of goods and workrooms. We make all our own Upholstered Furniture and Draperies, and have now on hand an exceptionally large stock of everything for Curtains, Draperies and Upholstering.

THE CURTAIN STORE prices are always moderate, and our service includes the advice and assistance of expert decorators.

The Curtain Store
520 THIRTEENTH ST.

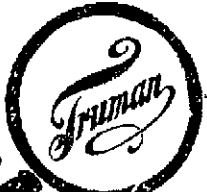
Truman Undertaking Co.

CHARLES H. J. TRUMAN, General Manager
1919 Mission St., San Francisco 2935 Telegraph Ave., Oakland
Market 109 Oakland 5085

THE MARK OF CHARACTER

There is a peculiar poise of carriage, a certain kindly bearing which distinguishes one man above his fellows. So it is in our profession.

Such praise as we receive is merited by the kindly dignity of every service and careful attention to even the smallest details. Every member of the organization is working in harmony toward that perfect service—which only is our goal.



City the Californians will meet a delegation of more than one hundred realtors of Washington, Oregon and British Columbia, also traveling by special train, and will go with them to Denver.

Delegates from the inter-mountain districts collected at Denver will join the expedition there, the entire party leaving Denver July 9 will arrive at Omaha the following day and at Chicago the evening of July 11. Special celebration in honor of the delegates are being arranged at Salt Lake, Denver and at Omaha. Advance information regarding the forthcoming convention received this week by the Oakland Real Estate Board indicates that the conference is to be the biggest gathering of realty men the world has ever witnessed. Between five thousand and six thousand realtors will meet for the three days' session at the Chicago auditorium. The programs are to be led by the brightest minds in the realty profession and the subjects to be discussed and problems studied are those of greatest importance to the realty dealer and to the realty owner.

Among the Oaklanders who are expected to journey to Chicago with this expedition as representing the Oakland Real Estate Board, are:

President, F. Bruce Maiden; vice-presidents, James J. McElron and F. Porter; secretary, R. Porter Giles; directors, J. Carl Seuberg, Fred T. Wood, James H. L'Honnmedien, Wickham Havens and Emil Fritsch. Other members as follows: John J. Bowditch, Fred E. Reed, C. A. Arcus, Chas. A. Wood, Byron S. Arnold, J. F. Chambers, Robert Elder, Harold W. Jewett, M. T. Minney, Alva F. Page, Michael Donlin, Edw. S. Fields, Arthur R. Mitchell, Walter N. Gabriel, H. P. Bancroft, Nat. M. Crossley, Myron T. Holcomb, Thos. H. Larkin, J. Cather Newsum, Frank H. Proctor, Miss M. E. Deering, Wm. J. Layman, J. A. Fizzotti, A. W.

1920 NOTABLE YEAR FOR CITY

Outstanding Oakland developments in 1920, as reviewed by Joseph E. Caine, managing director of the Oakland chamber of commerce, follows:

Sixty-five new industries were located, an increase of five over 1919. Their capital invested totaled more than \$11,000,000, they added 4000 workers and \$7,000,000 to Oakland's payrolls annually.

They bought land totaling 116 acres for \$748,000. Industrial building permits totaled \$2,756,640, or a million more than last year, an increase of 63 per cent. The shipyards launched twenty-seven steel vessels, total dead weight tonnage 242,300.

The new factories produce twenty-seven different articles, and one of them is the only clothes-pin plant west of Vermont.

The Harbor Development Committee and the Traffic Bureau were responsible for four trans-oceanic steamship lines making Oakland a port of call on a parity with San Francisco.

Bank clearings passed the half-billion-dollar mark, an increase of \$100,000,000.

The Federal Reserve Bank report shows Oakland retail trade to be the healthiest on the Pacific Coast.

The government census shows Oakland to be among the ten fastest growing cities in the United States. Beam, Glenn C. Barnhart, Omer F. Darling, Harry W. Isaacs, L. B. McGoon, Albert A. Norman, Paul L. Sternberg, C. R. Strong.

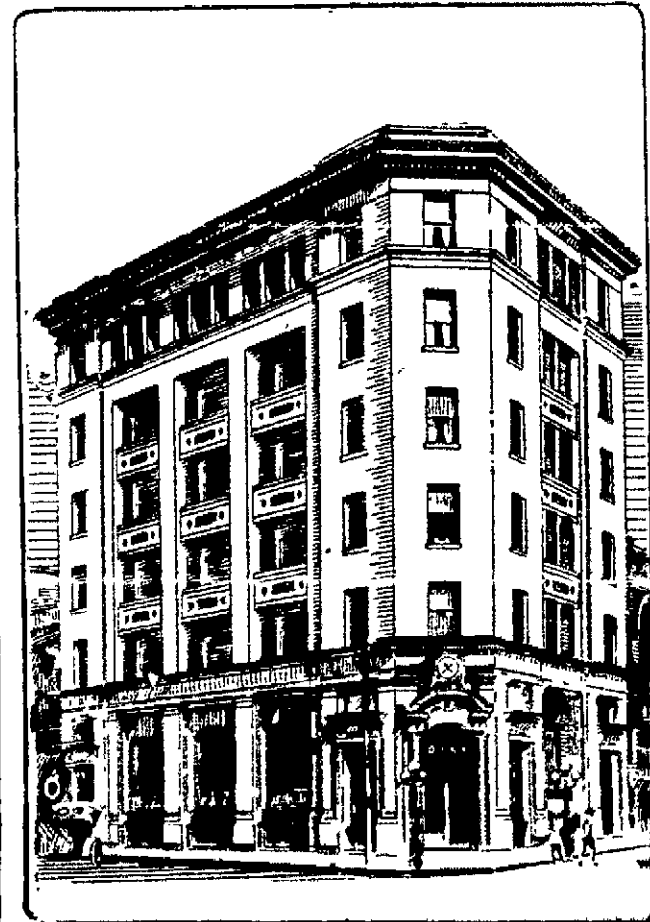
THE OAKLAND BANK OF SAVINGS

MAIN BANK, Twelfth and Broadway

Serving the East Bay Cities

Alameda County's Oldest and Largest Bank, with four buildings, located in the various business centers of Oakland and Berkeley, is growing to such an extent that another building is necessary, and on the Broadway property adjoining the main bank, we will erect a handsome Class A building, connecting same with the present bank. This will give us one of the largest banking rooms on the coast, with 150x100 feet of floor space.

BERKELEY BRANCH, Shattuck and Center



WEST OAKLAND BRANCH,
1228 Seventh Street



This addition to Oakland's buildings has been made possible through the confidence of the people in our policy and management—a confidence of which we are proud and will always endeavor to warrant.

EAST OAKLAND BRANCH,
East Fourteenth and Twenty-third Avenue



OAKLAND TO BE COAST FARM CENTER

85 PER CENT OF
STATE'S GRAIN
TO COME HERE

Farm Bureau Elevator and
Exchange to Make City
Produce Center.

Eighty-five per cent of the grain produced in the entire state of California is to be shipped through Oakland.

With the establishment in this city by the California Farm Bureau Exchange of a great grain elevator, a grain exchange and a system of warehouses, Oakland has become the grain center of the Pacific coast.

The elevator is now operating and to it is coming grain in daily shipments. Within a short time the grain exchange will be in operation, headquarters will be established in this city and work will start on the warehouses and other facilities.

Some idea of the magnitude of this venture, which is a new one for Oakland, will be gained from the fact that 18,750,000 bushels of grain will be handled annually through the Oakland gateway.

This will mean an enormous addition to the city's marine commerce as the bulk of the crop is shipped by water, will mean that a steadily increasing number of river craft will make Oakland their point of destination and that the grain handling industry will become recognized as one of the leading activities of the city. Establishment of the exchange will be a new venture for the community and will put Oakland in first place as a coast grain center. Quotations on the produce will go to the entire country under the Oakland date line, and grain growers will be educated to look to this city as their headquarters.

The allied farmers who, as members of the California Farm Bureau Exchange are allied with the United States Farm Bureau Exchange, represent 88 counties and 85 per cent of the arable land in California in cultivation. They expect first to gather the grain in twenty-five local elevators of 75,000 to 100,000 bushels capacity each, and then to send it in bulk to Oakland, where the elevator has a capacity of 2,500,000 bushels. To handle the season's crop it will be necessary to empty and fill the regional elevators at least ten times, and the Oakland elevator seven or eight times.

The old sacked grain system has been discarded with the establishment of the elevators, and California farmers will be saved \$10,000,000 annually in sacks and freight charges. The grain will be poured into Oakland in bulk, where it will be graded and shipped and where the elevator on the estuary will be able to handle fifty carloads a day.

Makes Oakland Grain Center
Gigantic new elevator through which 80 per cent of the grain of the state will flow. This is but one of the units in the plan of the California Farm Bureau Exchange to make this city the "Chicago of the West."



The elevator is equipped to load into ships at an even faster rate.

This new system of bulk handling of grain, the farmers say, will enable the Coast to compete with the East where the bulk plan has been used for years.

To take charge of the Oakland grain exchange, Fred T. Sigelov, former secretary to the state market commission, has quit his position in Sacramento and is here at work. Arthur Baker, assistant state purchasing agent, has resigned that position and will be purchasing head of the grain venture.

Oakland's grain exchange, its elevator equipment, and the scope of the plans, which mean more than three-fourths of the grain of the state are to go through here, have been but little understood. There has been no development in the history of the city that will mean more increased shipping or that will attract a wider attention to the community.

Spiders Interrupt Telegraph by Webs

BUENOS AIRES, May 31. — A large part of the telegraph service into the interior of the country is interrupted, as occurs almost annually at this time, as a result of weaver spiders whose long silken lines crossing the wires cause short circuits.

Los Angeles—Westinghouse Electric & Manufacturing Company to erect \$1,000,000 plant.

Loyalton—Construction of railroad to Calpine lumber camp resumed.

New oil wells in state pass 500 mark for year 1921.

San Jose—3500 acres planted to sugar beets throughout valley.

QUARTER-ACRE SITES OFFERED

Quarter-acre camp or homesites are being featured in the Glenwood Park sale, now being conducted by the Villa Sites Sales Company. The tract is covered with pine trees and presents a most attractive location for a summer camping spot. Its unobstructed marine view and comparative closeness to the heart of Oakland insure increasing popularity as a permanent homesite.

Glenwood Park is a short distance from the end of the Rockridge car line and is 14 minutes' ride from San Francisco. It is reached by automobile over Broadway Terrace. It is 18 minutes' drive from the Oakland city hall. It can also be reached from the Tunnel road and Skyline boulevard, by a new road now almost completed.

It is the only subdivision now on the market that is covered with pine trees. There are ninety-five campsites and 90 homesites on the property, all of about a quarter to a half-acre in size. Easy communication is insured by good gravel roads. The price of every lot includes city water. The company has put up red arrows directing visitors to Glenwood Park and has made all arrangements for the convenience of visitors to the property. Farris Wheeler, is tract manager for the district.

Blue Lake—\$1327 contract let for construction of concrete bridge across Powers Creek.

MERCHANTS PLAN BERKELEY FAIR

In a large tent near the center of the city merchants and manufacturers of Berkeley will hold in August an old-fashioned industrial fair, with Anthony A. Trempe, exposition manager of wide reputation in charge.

The fair will open on August 15 and run for a week. An admission of 10 cents will be charged during the day time and 25 cents at night. All carnival features will be eliminated and the enterprise will be conducted on strictly educational lines. There will be music during the evenings and each day will be set apart for some special feature. The San Francisco and Oakland chambers of commerce will be invited to participate on special days, and to bring delegations of business men from their cities to help in the development of a spirit of co-operation among all the cities about San Francisco Bay.

Home Designer to Be Published Here

Oakland is to be the publication city for a home builders' magazine, to be conducted along original lines by two practical home builders, Walter W. Dixon and R. C. Fellen, the former a designer and the latter a builder of homes, have in course of publication "The Home Designer," which is to be issued during the month of June from offices at 184 Fifth avenue. Dixon and Fellen are both well known in the Eastbay development world. Dixon has designed many homes and Fellen has built many homes of the bungalow type than almost any builder in this section.

The Home Designer will be devoted to the interests of the bungalow or moderate priced homes. The magazine will draw its inspiration from other publications, but the man who wants a place of moderate price will be told how to get the latest ideas and incorporate them into his home at the lowest figure.

The two publishers feel that there is a field for such a publication and that they will be able to issue a magazine that will appeal not only to local home builders but to the country at large. They propose to invade the Eastern field as well as that close at home.

Hydro-Electric Power Will Be Big Factor

A tremendous factor in the immediate future development of Pacific coast states in the domestic manufacture are the superior resources of these states in hydro-electric power as compared with any other state or any other sections of the United States.

California has greater water power resources than all the states of the Missouri and Mississippi valleys from Pennsylvania to Wyoming. Four Pacific coast states—Washington, Idaho, Oregon and California—have water power resources totaling 38,145,000 horsepower, or several million horsepower more than all the remaining states combined.

VALUE OF STATE PRODUCTS AMAZES

By T. B. HALL.

Little do the people in California know about the big things that are being done in this state. We are inclined to be a little too provincial in our thought. We are likely to consider the problems before us as being entirely separate and apart from us individually, without realizing that the success of these great industries is essential to our own prosperity. This state can only become great through our people intelligently working together in the interests of all, and in turn the result and general prosperity will be enjoyed by each individual member of society. People can be brought to a realization of their relation to the products of California, only through education.

It is important that the school child, coming into young manhood or womanhood with that sacred right of an American citizen, the voting franchise, and also the grown-up, already exercising that sacred privilege, should know his or her direct interest in the Stanislaus almond; Santa Clara prune, apricot and cherry; Fresno fig and raisin; Placer plum; Sacramento pear; Watsonville apple; the citrus fruits of San Bernardino, Tulare, Riverside and Ventura; the great field crops of the state covering 5,000,000 acres and representing a value of over \$240,000,000. They should know of our live stock, dairy, lumber and oil industries. They should know of our power plants turning wheels hundreds of miles away which enable them to cook their food on electric stoves, to ride on electric cars, to warm their bodies by electric heaters, and to light their rooms as they go to bed at night. The total value of our products is well beyond the billion mark annually, exclusive of manufacturing industries, which swell the total by hundreds of millions of dollars.

Field crops.....	\$240,000,000
Garden truck.....	16,000,000
Seeds.....	2,000,000
Fruits.....	236,000,000
Milk and by-products.....	89,000,000
Lumber.....	60,000,000
Minerals.....	242,000,000
Live stock, poultry, swine, etc.....	100,000,000
Total.....	\$1,018,000,000

California was named the Golden State because of her gold production, and she still ranks as the greatest gold producing state in the American union; but her \$14,300,000 produced in 1920, pales into insignificance in comparison with the state's productivity. We are living in a vast empire in a golden age of opportunity; but what we do with our opportunities is a question for us to determine.

No organization is great unless it has great and definite objectives. No community becomes great except by

GARDEN FARMS ARE HALF SOLD

Fruitvale Garden Farms is the closest acreage subdivision to the heart of Oakland on the market today. It is being sold by the Villa Sites Sales Company in quarter or half-acre sites or larger to suit the buyer, and some of the quarter-acre sites can be purchased for less than \$300. There are 102 acres in the property, about half the acreage has been sold.

Fruitvale Garden Farms is so named because it is an ideal area for the growing of garden truck and fruit trees. It is almost completely covered with bearing fruit trees now, most of them being apple, pear and plum trees. Most of the residents living in the district at the present time grow all their own garden produce and many have plenty left over. The excellent soil makes their gardening easy and their crops gratifying in size and quality. Some of the residents are making their property pay for itself.

The district is located toward the hills from the junction of Fruitvale avenue and Hopkins street and is reached by automobile on Fruitvale avenue. Three short level blocks lead from the track to the Hopkins street and to the Fruitvale-avenue car lines.

It is about 9 minutes' drive in an automobile from Fruitvale Garden Farms to the city hall of Oakland.

It is a united effort in support of a common and a worthy purpose. In the face of a world war, the people of California carried to a successful conclusion, an exposition which gave to the world more new ideas in exposition building than any one which had been held prior to that time. It was a credit to the state and a credit to the nation, and was conducted successfully in the face of the trying times prevailing during its period of operation. Within two years after the exposition closed, our own country was facing the problem of entering the war.

Santa Rosa—Plans for construction of community club hotel under way.

Hollister—Union Oil Company leases big acreage in Bitterwater valley.

Los Angeles—Southern California Edison Company turns on power in new Kern river plant No. 2.

Sonoma—Five-acre site purchased for new \$200,000 hotel.

Quincy—Development of two gold properties in county resumed.

Santa Rosa—Muther Cigar Company to enlarge and remodel plant.

STRABLE HARDWOOD COMPANY

HARDWOOD LUMBER
Veneered Panels
Hardwood Flooring---Wall Board
Black Rock---Beaver Board

511-545 FIRST STREET
OAKLAND, CALIFORNIA
Telephones: Oakland 245-246

Telephones:
Oakland 18
Alameda 357
Berkeley 981

ALBERT BROWN COMPANY

Established Nov. 10, 1873

UNDERTAKERS

ALAMEDA BERKELEY OAKLAND:
582-584 Thirteenth Street

For a
Bigger
and
Better
City

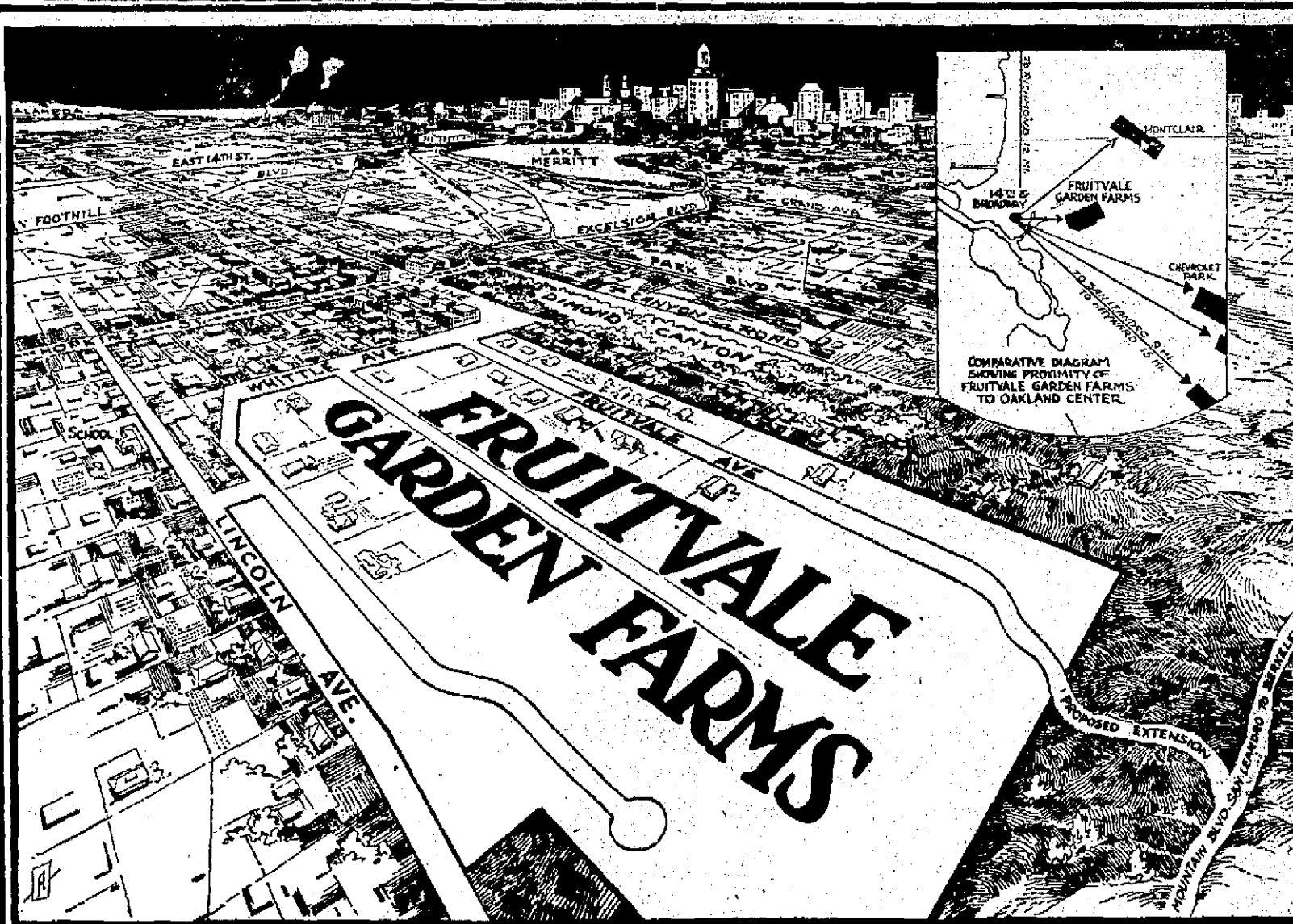
Grant D.
Miller
Coroner

NATIONAL WOOD RENOVATING CO.

Grows With Growing
OAKLAND
Manufacturers and Jobbers
of Building and Janitorial Supplies

The Fastest Growing Company in the Business

312-316 Twelfth Street
PHONE OAKLAND 8807
Kansas City, Mo. OAKLAND Indianapolis



Closest in Acreage to Be Had Today

The diagram on the above map will show you how near to the center of Oakland this property is. It consists of 102 acres, the greater part of which is in bearing fruit trees—apples, pears, plums, etc. The soil is excellent—so good that you can plant a garden and make the soil keep up your payments on your acreage. About half of Fruitvale Garden Farms has been sold. Before it is all gone make your selection of a quarter, a half acre or more.

1/4 Acres As Low as **\$295**
Terms to Suit Purchaser

This is positively the closest in acreage on the market today, and the transportation is all that could be desired. Only three short, level blocks to two car lines, the Hopkins St. or the Fruitvale Avenue. You can drive to the center of Oakland's business and amusement centers in nine minutes. There's every reason for buying in Fruitvale Garden Farms if you wish an income-producing home place. Plan to see it next Sunday.

Take either Fruitvale Avenue or Hopkins Street car to the corner of Fruitvale Avenue and Hopkins Street. Then walk up Fruitvale Avenue toward hills

VILLA SITE SALES CO.

918 Syndicate Bldg. Phone Oak. 6474

HILLS ARE CONQUERED BY BUILDERS OF HOMES

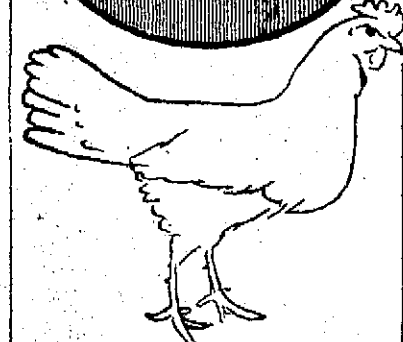
**IN ALL AGES
SLOPES FIND
WARMEST FAVOR**

Story of Eastbay Residence
Sections One of Desire
for Beauty.

To Famous Hillside Districts
Have Been Added
New Ones.

From immortal times the slopes
of hills have been the preferred and
desirable situation for homes.
Castles crown the hill tops all over

**SUNDAY
AT
HAYWARD**



FREE TRIP

At the bottom of this advertisement is a coupon worth 36c. Cut it out now.

For 50 down and 45 a month you can buy a small section of the richest, finest, all purpose lands of the Meek Estate at Hayward.

One of these 50 down places will accommodate a flock of 250 chickens, grow all of the fruit, vegetables and berries you can eat and leave room for your home, which can be a temporary structure if you desire.

City water and sewers already installed.

Streets already graded and being graveled.

We Also Have Orchard Pieces

Our orchard pieces each contain from 12 to 72 big trees and can be bought on terms of from \$70 to \$200 down. Temporary houses permitted.

These orchard pieces are supplied with city water, sewers and streets.

The trees consist of apricots, cherries, plums and prunes, all in full bearing. The buyer gets the crop.

Cut out the coupon and see these Sunday.

Orchard Bungalows

We also have 5 orchard bungalows, just built, among the trees. These are one-story, up-to-date homes, some with hardwood floors, breakfast nooks and sleeping porches. Terms \$500 down and the balance monthly.

Cut out the coupon and see these Sunday.

A 4-Room House for \$275 Down

This house is brand new and is within walking distance of the S. F. train to Oakland and S. F. It is located upon a one-acre lot upon which you can raise almost anything you wish to grow. Well water at \$10. Total price, \$275 without the well. We will put in well and buyer can pay for same on installments. Biggest bargain in Hayward.

Cut out the coupon and see this Sunday.

Completely Improved, High Class, Restricted Suburban Orchard Homesites

If you prefer an exclusive neighborhood, protection against temporary houses, concrete type of macadamized streets, gutters, curbs and sidewalks, gas, electricity, water, sewers, etc., we have orchard lots of this description within 2 blocks of the street cars at Hayward. Terms \$50 down.

Cut out the coupon and see lots next Sunday.

On the lands of the Meek Estate at Hayward will find a prior, third, half and full acre, on terms to suit almost any buyer able to make regular monthly payments.

We have many vegetable, fruits, berry, dairy, nursery and orchard lands.

CUT OUT THIS COUPON AND INVESTIGATE

CUT THIS OUT Good for 36c

To reach this property, take Hayward electric cars and get off at Sunset Boulevard at Hayward.

Bring this coupon with you and we will give you \$3.00 off our first three lots.

Check your coupon before you see this property. Our orchard lots are only \$500 down and \$100 per month on the new lots, just inside the city limits of Hayward.

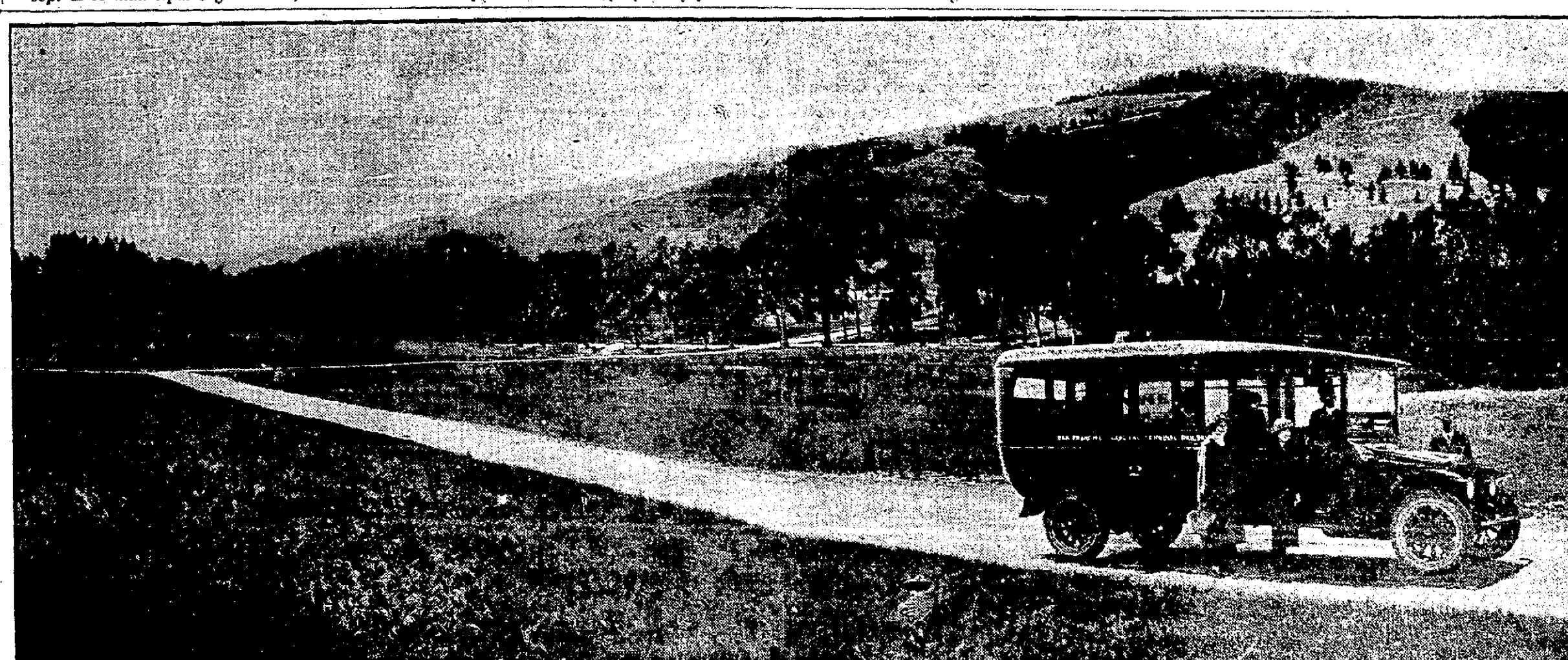
Do not give this to the conductor.

W. MEER ESTATE INCORPORATED

Head office at Sunset Boulevard at Hayward. Phone Hayward 155.

Branch office, 725 Broadway, New York. Phone Oakland 624.

The site of the new settlement known as "Montclair," showing where and how the owners of these rolling hills with intersecting little canyons and valleys have developed the property into homesites for those who want a bit of acreage with all of the comforts and improvements of the city. "Montclair" is just over the hills from Piedmont which is now a part of the city of Oakland, except as to municipal organization, and it stands with reference to the city of today just as did Piedmont a decade ago.



Europe, those most famous and beautiful of residences, the villas of Italy, are situated for the most part on elevated ground.

The hills of Sorrento and Amalfi, whose homes are built on hill slopes rising from the sea, are world-famous.

The lovely villas of the Riviera, look down upon the Corniche road to the Mediterranean.

Fortunately, perhaps, for the cities on the east shore of San Francisco bay, the earlier settlers chose, for the most part, not the slopes of hills which rise everywhere to the east and north, but built on the level, sandy stretches.

For had the early comers at that time laid out the towns over any part of the hill slopes, they would undoubtedly have repeated the monumental, the colossal crimes which have all but destroyed the scenic beauty of San Francisco hills.

No more senseless and absurd proceeding can be imagined than the laying out of a city of hills, like San Francisco with checker-board streets straight up a hill and down again—with innocent disregard of the fact that the grades of thoroughfare so laid out made many of them forever useless, and many more extremely difficult to vehicles.

FOLLOWED EXAMPLE.

Even when the dwellers in the young cities of the Eastbay—led by that—old—city—of—Hayward—on elevated ground with its perpetual inspiration of pure air and lovely views—began the development of Linda Vista and Adams Point, the example of San Francisco was still potent and the street layout of the checkerboard, though by no means a checkerboard, leaves much to be desired.

The steep grades of Oakland avenue are an example of unintelligent city planning.

It was not till the first ten years of this century that there began the conquest of the hills for homes which has made the Piedmont and Berkeley hills famous.

What has already been done and what is being done in ideal new developments like Montclair, will certainly carry the fame of the marvelous beauty of the hillside home places of this Eastbay region to the remotest corners of the earth.

For nowhere in this country has there been a more symmetrical development from the city planning point of view.

NEW SECTIONS.

Beginning with the work of Dunbar McDuffie in Claremont and Northridge, dating back more than eighteen years, there has been, along the hills, a continual springing into being of new residential developments.

Before long, till, at length, along the whole stretch of hill slope from Diamond Canyon to the Contra Costa line, there is an almost unbroken chain of residential parks of unusual attractiveness.

The chief names include: Claremont, Northridge, Thousand Oaks, Rockridge, Piedmont, Crocker Highlands and the Lake properties.

Like a gem in the midst of these hills is the new settlement—Montclair.

Similar in its hill slope situation, in its wooded character and healthful location, to the best of the previous developments, there is, from a city planning point of view, one significant difference.

Here for the first time in the history of the development of the East Shore of San Francisco bay is an extensive and marvellously beautiful hill slope residential park, laid out with every convenience and utility of a city lot, not subdivided into forty-foot lots or fifty-foot lots, but instead, into spacious villa plots of a half acre or more.

Considering that Montclair will have, when fully built up, a population of some five thousand families, or twenty thousand people, the importance of the greater spaciousness and in consequence greater opportunity for gardens, play spaces, for fresh air and outdoor life—for many thousands of our people, can scarcely be estimated.

HEALTHIEST CITY.

Oakland is the healthiest city in the United States.

With such city-planning achievements as Montclair, making living conditions still more healthful and more ideal, it will not be long before Oakland absolutely heads the list in the matter of healthfulness.

For it is certain that, at the rate the Eastbay cities are growing industrially and commercially, the comparatively narrow strip of land along the railroads and the waterfront will soon be given over almost entirely to business and industry.

There is a steady drift of population to the hills. Even now there are very few houses being built on the level land west of Broadway.

Fortunate is the one who recognizes how the tide is setting and secures a spacious home site in the hills now while such home sites are so

development as Montclair has, in natural course, not come into being without long preparation. Those who have been watching the growth of the Eastbay cities have known that for years the Realty Syndicate has been holding this great virgin property intact waiting till the time was ripe to bring into being there an ideal city of twenty thousand people.

James L. Monmediet, the landscape engineer, has been working on plans of this city of Montclair for a very long time.

The most painstaking thought and care have gone into the street plan and the business center lay-out. Up to the present these rolling slopes of rich soil have remained physically much the same as they were when the three sons of Antonio Peralta herded their cattle upon these hills in the days when all this countryside was a Spanish grant in the days before the Gringos came.

Only tall eucalypt and groves of evergreens tell of ownership that have intervened since old Antonio Peralta enfolded his sons to live in peace and amity, "nor quarrel over a matter of a few calves, for do not the herds bring forth every year?"

Put from now on this is to be a growing "city within a city." Ten miles of macadamized roads are being brought to completion. All city conveniences are being installed. Montclair is on the map.

APPROACH TO MONTCLAIR.

It would be a gross omission to conclude an article on this new city of the hills without a reference to the extraordinary character of the approach to Montclair. Many other places have interurban trails whizzing by, as has Montclair, have fine views, fresh air and gardens. But perhaps no other garden city in the country has so remarkable an approach.

Many times the writer has seen Eastern visitors fairly gasp at the amazing suddenness of the change of scenery at Pala avenue.

One moment one is in the midst of a city of closely crowded houses and conventional unbroken streets and traffic. Next moment one is in a mountain canyon with nothing in sight but a wild hillslope of live oaks and curving road. A few yards further and the live oaks meet overhead in a pale-green canopy.

One might be, for all the scenery tells, a hundred miles from a city street. Then suddenly the canyon ends in the broad and spacious slopes of Montclair. What an inspiration—what a lengthener of life—such a daily ride should be, either in the brisk yellow motor buses of the Key Route or in his own car, to the fortunate dweller in Montclair.

Continental Side Is Growing More Rapidly

The result of the United States government census of 1920 gave Oakland just cause for pride. Oakland and the Eastbay cities are growing twice as rapidly as San Francisco, and the Eastbay community is inevitably destined to have a greater population than the city on the peninsula.

Compared with seven cities which, in 1910, were nearest Oakland in population, Oakland gained twice as many people as Memphis, New Haven, Worcester and Syracuse, one and a half times as many as Atlanta and Birmingham, being exceeded by only one of the seven—Toledo.

Hanford—80 per cent of Tulare and Kings county's growers sign up with California Prune and Apricot Growers' Association.

CHERRY ACRES

You get a full-bearing orchard lot for the same price of bare land elsewhere and on terms as low as \$50 cash. Exceptional concession if you will build in

SEE Faustina

1256 E. 14th ST., SAN LEANDRO.

\$3500 Will Buy a 5 Acre Place near Hayward

Five-room house, windmill and tank, barn, garage, equipped for poultry; oceans of water—building alone would cost \$5000. Half cash.

C. SMITH 544 Castro Street HAYWARD

COAST PREPARED FOR NEW TRADE

The rapid growth of the Pacific Coast States in population, commerce and industry has never before been so noticeable as it is today.

These States embrace so many attractions of climate and scenery, which add to the pleasure of living, that this growth is bound to continue for many years to come.

While California now has a population of a little less than three and a half millions, at no distant day it will sustain fifteen million and twenty million.

At least \$10,000,000 additional was expended for land and machinery for the equipment of these plants.

Building Permits Reflect City Growth

Building permits are an excellent index of the growth and prosperity of any city.

In Oakland, in 1920, the total volume of building, despite relatively high costs, was greater than for any other year in the city's history, being \$9,489,886.

This was \$2,355,214 more than in 1919, nearly double that of 1918, and more than double that of 1917.

Of the total of nearly nine and a half million expended in building, half million was devoted to construction, \$2,016,793 was devoted to the expansion of existing and the creation of new industrial plants.

At least \$10,000,000 additional was expended for land and machinery for the equipment of these plants.

With so splendid a showing in such a basic industry as building, it is natural to assume that general business during the year has been good.

That such has been the fact is clearly demonstrated by bank clearings, which reached the magnificent total of \$552,613,822, compared with \$459,583,335 for 1919, an increase of 20.2 per cent.

The strides Oakland has made commercially in recent years are indicated by the statement that Oakland bank clearings have doubled since 1916 and increased sevenfold since 1908, when they were but \$76,847,792.

Berkley bank clearings for 1920 were \$150,287,891, or twice as much as those of Oakland in 1908.

Oakland Center of Northern California

Within a radius of 500 miles of Oakland there is a population of 4,496,201.

Within a radius of 1000 miles of Oakland there is a population of 8,819,638.

Not only is Oakland the center of population of states bordering on the Pacific, but Northern California—tributary to the cities around San Francisco bay—contains a greater population than Southern California.

South of Tehuacup—tributary to Los Angeles. The Northern California counties have an aggregate population of 2,680,746. The Southern California counties have an aggregate population of 1,356,963.

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The physical side of it

\$ 165,000,000 invested in electric, gas and water plants and railroads.

40,331 holders of Pacific Service securities, Dec. 31, 1920.

28 gas plants.

28 water power and steam-electric generating plants.

10,644,650,000 cubic feet of gas sold in 1920.

47,000 miles of wire used in distributing electric power.

3,006 miles of mains used for distributing gas.

1,100 miles of mains and ditches used in distributing water.

1,000 miles of street railway tracks supplied with electric power.

7,009 employees listed on payroll.

96,522 acres of land owned in California.

\$10,918,759 annual wages paid to employees.

569,360 consumers served with electricity, gas, water and which means

1,800,000 people dependent on Pacific Service for the needs of industry and the conveniences of home and office.

The Service Responsibility

BOUND up with the physical part of Pacific Service outlined above, there is a service responsibility that transcends in importance all other factors.

Industry, home life, transportation, education and commerce have been built upon the foundation of electric power.

Electric power companies are, in truth, the servants of the public but servants of such nature as to be indispensable. Any slackening of the service which these servants render is a step toward undermining present standards of living.

The Largest Power Company in the West

Now constructing three Power Houses—127,000 horsepower capacity.

Redding—Contracts totaling \$13,975 awarded for construction of three bridges.

PACIFIC GAS AND ELECTRIC COMPANY

EAST BAY HEADQUARTERS

13TH AND CLAY STREETS

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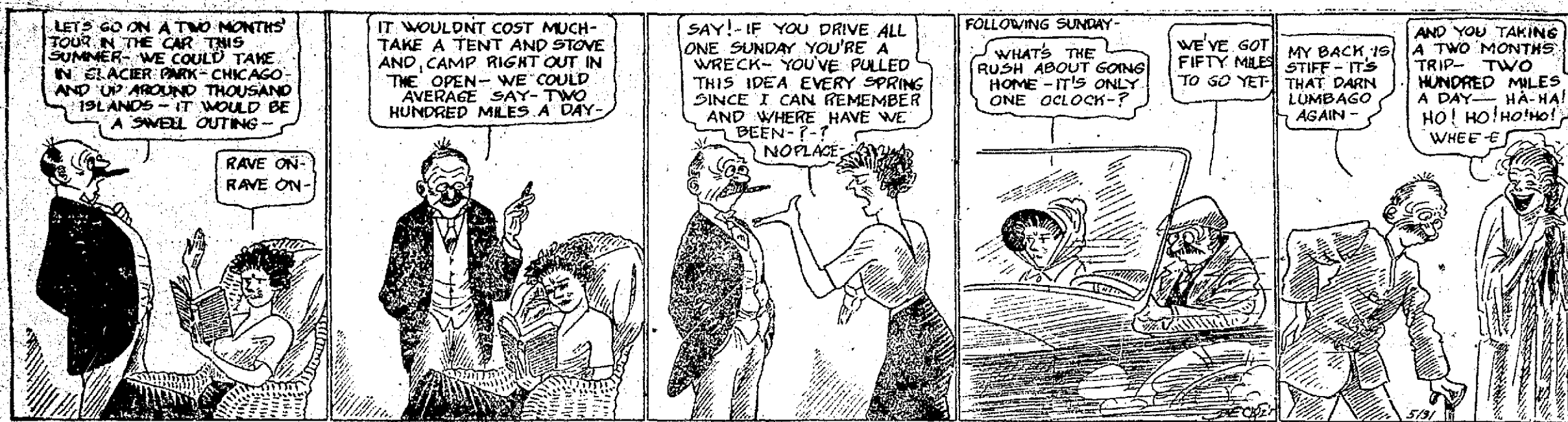
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Tract office on the land, or 607 Syndicate Bldg.

10-10-68

Well, Well! By Don He



Church — What's that across the street growing like a mushroom? — Mothers do not know, but it's done so wonderfully. It just grows there, being struck by a bomb.

Had a car parked in front of my house, says Mr. Dunham? — Mr. Dunham's car was in front of his house on 4th and 10th he had the wheels off it. — Mr. Dunham's car was his name?